

Better Housing Foundation



BETTER HOUSING FOUNDATION

Lindran Properties LLC

BHF Chicago Housing Group B LLC

BHF Chicago Housing Group C LLC

Rehabilitation Plan

April 24, 2019

Presented by:

Clark Hill PLC

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Combined Portfolio Rehabilitation Costs

Combined Portfolio – All Rehabilitation Costs

| | |
|--------------------|-------------------------|
| Portfolio A | \$ 17,421,128.70 |
| Portfolio B | \$ 21,371,151.42 |
| Portfolio C | \$ 6,337,353.06 |
| Grand Total | \$ 45,129,633.19 |

Combined Portfolio – Violation Costs

| | |
|--------------------|------------------------|
| Portfolio A | \$ 8,578,469.82 |
| Portfolio B | \$ 7,787,568.82 |
| Portfolio C | \$ 2,268,367.47 |
| Grand Total | \$18,634,406.11 |

LINDRAN PROPERTIES LLC

Lindran Properties LLC – Rehabilitation Costs

| Property Address | Current Code Violation |
|--|------------------------|
| 1516 E 70th Street | \$ 21,956.48 |
| 1704-10 E 77th/7655-57 S East End Avenue | \$ 650,249.60 |
| 1745-57 E 69th/6900-06 S Cregier Avenue | \$ 620,822.72 |
| 2025-35 E 72nd Street | \$ 648,593.12 |
| 2050-60 E 72nd Place | \$ - |
| 233-241 E 115th Street | \$ 68,467.84 |
| 62-80 E. 68th St/ 6752-54 S. Michigan Avenue | \$ 856,871.12 |
| 7250 S South Shore Drive | \$ 97,375.04 |
| 7451 S Eberhart Avenue /500-512 E. 75th Street | \$ 1,636,154.02 |
| 7500-04 S Cottage Grove Avenue /749-755 E. 75th Street | \$ 586,069.12 |
| 7719-23 S Yates Boulevard | \$ 531,007.40 |
| 7800 S South Shore Drive | \$ 1,596,976.64 |
| 7938-48 S. Greenwood (2 Buildings) | \$ 1,263,926.72 |
| Total | \$ 8,578,469.82 |

| Property Address | Property Total |
|--|-------------------------|
| 1516 E 70th Street | \$ 468,283.65 |
| 1704-10 E 77th/7655-57 S East End Avenue | \$ 1,256,509.91 |
| 1745-57 E 69th/6900-06 S Cregier Avenue | \$ 1,275,593.54 |
| 2025-35 E 72nd Street | \$ 1,832,635.28 |
| 2050-60 E 72nd Place | \$ 289,055.76 |
| 233-241 E 115th Street | \$ 673,635.20 |
| 62-80 E. 68th St/ 6752-54 S. Michigan Avenue | \$ 1,406,335.28 |
| 7250 S South Shore Drive | \$ 1,841,359.41 |
| 7451 S Eberhart Avenue /500-512 E. 75th Street | \$ 2,131,087.50 |
| 7500-04 S Cottage Grove Avenue /749-755 E. 75th Street | \$ 993,624.91 |
| 7719-23 S Yates Boulevard | \$ 1,196,288.74 |
| 7800 S South Shore Drive | \$ 2,079,837.31 |
| 7938-48 S. Greenwood (2 Buildings) | \$ 1,976,882.21 |
| Total | \$ 17,421,128.70 |

Lindran Properties LLC

Outstanding Repair Items & Timeline to Repair

| 1516 E 70th Street | | |
|--|------------------------|---|
| Repair | Priority | Notes |
| New 12x24 Porcelain tile in ground floor lobby area per plans (Daltile Torreon) Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | current code violation | Assumes 30 SF per entry 4 Balconies and 2 Stairwells |
| Provide new thermally broken storefront entrance system | current code violation | Doors need new closers |
| Prime and paint all interior walls, ceilings, doors, and trim to remain in common areas. 100% no-VOC finishes. 3 colors. | current code violation | Allowance per stairwell floor per entrance |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Provide and Install new 100% Accessible USPS approved recessed in-wall mailboxes w/ 1:10 parcel boxes. | Secondary Repairs | |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Boilers required to be protected by min 1 hr rated enclosure. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 2 per Unit and 1 per corridor floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | Assume 1 per floor per entrance |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 3 per Unit |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | Secondary Repairs | Assume 2 per corridor floor |
| Provide accessible intercom system. Mount 15"-48" above grade. Weatherproof where exposed to the weather. | Secondary Repairs | |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in unit closets - clearance issues |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per corridor floor |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation. | Systematic Repairs | Assuming 500 SF per floor of living space; Labor and Material (\$4) |
| Provide new wood wall base at all new flooring: 1/2" x 3 1/2" finger-jointed wood base with shoe mould where required. | Systematic Repairs | Assuming 200 LF per floor of wall base; Labor and Material (\$1.50) |
| New wood shaker style cabinetry at dwelling unit kitchens – all wood box, 2" wide meeting rails, double drawer glides, min. 3-ply hardwood drawer bottoms – Amberleaf, Echelon, or Procraft | Systematic Repairs | Avg 8 boxes per unit; \$300 per box material and labor |
| All cabinets and drawers in non-accessible units to be operable without U-pull. If not, U-pulls must be added. Provide open and removable cabinetry at accessible units. All cabinets and drawers in accessible units to have U-pull ADA hardware | Systematic Repairs | |
| Provide new 18 GA stainless steel, single basin kitchen sink w/ 2.0 gpm Moen single-handle faucet. ADA height in accessible units | Systematic Repairs | \$700 per unit Material and Labor |
| Install new 25" plastic laminate counter tops (Formica or equal) at dwelling units | Systematic Repairs | Furnish and install 10 LF/unit |
| Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units. | Systematic Repairs | |
| 100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout. | Systematic Repairs | |
| Provide and install new moisture-resistant painted MDF wood sills at windows, Extra or equal. Provide scarf joint 16" up jamb from sill with new framing and drywall | Systematic Repairs | Assumes 46 windows |
| Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope | Systematic Repairs | Allowance per unit |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | Systematic Repairs | mold. Assumes 6,000 SF total |
| Prime and paint all interior walls, ceilings, doors, and trim to remain in units. 100% no-VOC finishes. 1 color. | Systematic Repairs | Allowance per unit |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 3,500 SF Masonry |
| Repair/replace existing metal soffit, eaves, or fascia | Systematic Repairs | 25% Soffit 25% Eaves/fascia |
| Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer. | Systematic Repairs | Approximately 5 foot per lintel |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | Systematic Repairs | Assumes 46 windows |
| Demo/replace exterior 2-car garage(s). | Systematic Repairs | |
| Repair baseboard heat in corridors and units. Includes new covers. | Systematic Repairs | Assumes 55 LF per unit |
| Abate sewage/seepage/leakage in basement and repair source. Further investigation required. | Systematic Repairs | |

| 1704-10 E 77th/7655-57 S East End Avenue | | |
|--|------------------------|--|
| Portfolio: A | | |
| Repair | Priority | Notes |
| Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope | current code violation | Allowance per unit 3rd Floor |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | current code violation | Assumes 3,000 SF Damage |
| Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer. | current code violation | Approximately 5 foot per lintel |
| Sill repair and cleaning | current code violation | Approximately 3 foot per sill |
| Porch repair - Structural Engineer to review existing conditions. | current code violation | Allowance |
| All vertical joints at limestone to be scraped and new sealant to be installed | current code violation | |
| Repair/replace roofing w/ building code and energy code compliant | current code violation | Could not access roof. Roof leaking. |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | current code violation | Assume 2 per Unit and 1 per corridor floor |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | current code violation | Assume 1 per floor + 1 per entry |
| Repair/replace or install electrical receptacles and switches & wiring. | current code violation | Assumes 16 per unit |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Assumes 5 per unit. 1708-1 |
| Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses. | current code violation | Sewer leak and smell |
| Abate sewage/seepage/leakage in basement and repair source. Further investigation required. | current code violation | And remaining unsanitary conditions like mold, etc |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Violations | Allowance per floor per entrance |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Violations | |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Violations | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Violations | Basement door |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Violations | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Violations | |
| Structural Engineer to review existing structure and foundation/footing conditions. | Secondary Violations | |
| Façade Examination | Secondary Violations | A+E |
| Provide matching brick/mortar infill at unused openings on the ground floor. | Secondary Violations | Assumes 8 SF/opening |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Violations | |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Violations | Assume 3 per Unit |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | Secondary Violations | Assume 2 per floor per entry |
| Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations | Secondary Violations | Allowance |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Violations | Located in Basement |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Violations | Allowance of 4 per unit |
| Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation. | Systematic Repairs | Assuming 560 SF per floor of living space; Labor and Material (\$4) |
| Provide new wood wall base at all new flooring: 1/2" x 3 1/2" finger-jointed wood base with shoe mould where required. | Systematic Repairs | Assuming 150 LF per floor of wall base; Labor and Material (\$1.50) |
| Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units. | Systematic Repairs | |
| Echelon, Amberleaf, or Procraft natural maple shaker vanity cabinet with cultured marble top with integral sink in bathrooms | Systematic Repairs | |
| Provide new Moen 1.5 gpm single-handle faucet at non-accessible dwelling units with new escutcheons at wall and rigid piped supply | Systematic Repairs | Furnish and install |
| Repair enamel on existing cast iron tubs. | Systematic Repairs | |
| New 4x4 ceramic tile tub surround to 7'-0" AFF, 2 colors. American Olean Bright/Matte. Replace damaged greenboard substrate as needed. | Systematic Repairs | |
| 100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout. | Systematic Repairs | |
| Provide new LED lights in existing locations at dwelling units. (All pull chain closet fixtures to be replaced with wall switched - See MEP scope for more information) | Systematic Repairs | \$75 Fixture allowance; \$75 for labor; Assuming 8 fixtures per unit |
| Prime and paint all interior walls, ceilings, doors, and trim to remain in units. 100% no-VOC finishes. 1 color. | Systematic Repairs | |
| Remove refuse and debris from unit and building (this is a code violation in some buildings.) | Systematic Repairs | |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 9,300 SF Masonry |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening - not at replaced windows |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | Systematic Repairs | Assumes 165 windows |
| Camera scoping of basement sewer lines. (frequent back-ups in some lower units) | Systematic Repairs | Allowance |

| 1745-57 E 69th/6900-06 S Cregier Avenue | | |
|--|------------------------|--|
| Repair | Priority | Notes |
| Repair/replace damaged and deflecting stairs, risers, and treads. | current code violation | 6904-06 first and second floors |
| Remove inner vestibule door and frame and replace with storefront door and hardware complying with accessibility clearances. | current code violation | |
| Exterminate pest infestations and provide complete assessment implementation for pest control. | current code violation | Unclear how many units affected |
| Tuckpoint/repair masonry | current code violation | Assumes 18,000 SF Masonry |
| Repair mortar joints at cornice; Repair cornice | current code violation | |
| Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer. | current code violation | Approximately 5 foot per lintel. 3rd Floor East |
| Significant brick repair/reconstruction of chimney and cap | current code violation | Allowance |
| Replace windows w/ new thermally-broken vinyl windows meeting CBC and energy code requirements. | current code violation | Assumes 181 windows |
| Repair/replace roofing w/ building code and energy code compliant | current code violation | Could not access roof |
| Flush radiators, install new traps. Repair if necessary. | current code violation | Allowance Per Unit. 1749-1 |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | exposed wires, missing panel covers |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Repair leaky connections at baths and radiators, etc. Assumes 6 per unit. Restore water. 6906-3. |
| Abate sewage/seepage/leakage in basement and repair source. Further investigation required. | current code violation | Allowance |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement doors |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Boilers required to be protected by min 1 hr rated enclosure. | Secondary Repairs | |
| Façade Examination | Secondary Repairs | A+E |
| Repair/replace coping. Where none exists, add metal coping or flashing w/ drip edge underneath existing limestone cap. | Secondary Repairs | |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 3 per Unit and 1 per corridor floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | Assume 1 per floor per entrance |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 4 per Unit |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | Secondary Repairs | Assume 2 per corridor floor |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPV with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per corridor floor |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | Allowance per unit |
| Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab. | Secondary Repairs | |
| Sand and refinish existing hardwood floors throughout. Provide transitions to adjacent flooring surfaces if not flush with hardwood. | Systematic Repair | Assuming 590 SF per floor of living space; Labor and Material (\$4) |
| Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation. | Systematic Repair | Assuming 590 SF per floor of living space; Labor and Material (\$4) |
| Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units. | Systematic Repair | |
| Remove and replace existing interior unit swing doors and hardware with SC wood and lever hardware | Systematic Repair | Assumes 4 doors per unit |
| Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope | Systematic Repair | Allowance per unit |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | Systematic Repair | Assumes 100 SF per unit. Mold |
| Prime and paint all interior walls, ceilings, doors, and trim to remain in units. 100% no-VOC finishes. 1 color. | Systematic Repair | |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repair | Approximately 16 LF per opening - not at replaced windows |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | Systematic Repair | Assumes 181 windows |
| Repair/replace or install electrical receptacles and switches & wiring. | Systematic Repair | Some missing, loose or have sparks. Assume 22 per unit |

| 2025-35 E 72nd Street | | |
|--|------------------------|--|
| Repair | Priority | Notes |
| Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope | current code violation | Allowance per unit |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | current code violation | |
| Exterminate pest infestations and provide complete assessment implementation for pest control. | current code violation | |
| Tuckpoint/repair masonry | current code violation | Assumes 14,700 SF Masonry |
| Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer. | current code violation | Approximately 5 foot per lintel |
| Replace windows w/ new thermally-broken vinyl windows meeting CBC and energy code requirements. | current code violation | Assumes 192 windows |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | current code violation | Assume 3 per Unit and 1 per corridor floor, 5 for basement |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement doors |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Porch repair - Structural Engineer to review existing conditions. | Secondary Repairs | Allowance |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 3 per Unit |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | Secondary Repairs | Assume 2 per corridor floor |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per corridor floor |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | Secondary Repairs | |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | |
| Repair/replace existing dysfunctional plumbing & leaky connections. | Secondary Repairs | Assumes 5 per unit |
| Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab. | Secondary Repairs | Allowance |
| Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation. | Systematic Repairs | Assuming 770 SF per unit of living space; Labor and Material (\$4) |
| New wood shaker style cabinetry at dwelling unit kitchens – all wood box, 2" wide meeting rails, double drawer glides, min. 3-ply hardwood drawer bottoms – Amberleaf, Echelon, or Procraft | Systematic Repairs | Avg 8 boxes per unit; \$300 per box material and labor |
| All cabinets and drawers in non-accessible units to be operable without U-pull. If not, U-pulls must be added. Provide open and removable cabinetry at accessible units. All cabinets and drawers in accessible units to have U-pull ADA hardware | Systematic Repairs | |
| Provide new 18 GA stainless steel, single basin kitchen sink w/ 2.0 gpm Moen single-handle faucet. ADA height in accessible units | Systematic Repairs | \$700 per unit Material and Labor |
| Install new 25" plastic laminate counter tops (Formica or equal) at dwelling units | Systematic Repairs | Furnish and install 8 LF/unit |
| Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units. | Systematic Repairs | |
| Provide 2.0 gpm Moen shower w/ controls. Provide hand shower on 36" slide bar at accessible units. | Systematic Repairs | Furnish and install |
| Provide fiberglass bath tubs | Systematic Repairs | Furnish and install |
| New 4x4 ceramic tile tub surround to 7'-0" AFF, 2 colors. American Olean Bright/Matte. Replace damaged greenboard substrate as needed. | Systematic Repairs | |
| 100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout. | Systematic Repairs | |

| | | |
|---|--------------------|---|
| Remove and replace existing interior unit swing doors and hardware with SC wood and lever hardware | Systematic Repairs | Assumes 4 doors per unit |
| Provide new 3/4" solid panel Landquist bifold doors and brushed alum U-pull hardware with continuous piano hinge at dwelling unit closets. Provide swing doors where partial replacement is needed within unit. | Systematic Repairs | Assumes 4 per unit |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | Systematic Repairs | Assumes 100 SF per unit |
| Provide new thermally broken storefront entrance system | Systematic Repairs | |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening - Glass block and doors only |
| Repair/replace roofing w/ building code and energy code compliant | Systematic Repairs | Could not access roof but building mostly vacant due to leaks |
| Repair/replace coping. Where none exists, add metal coping or flashing w/ drip edge underneath existing limestone cap. | Systematic Repairs | Could not access roof |
| Repair baseboard heat in corridors and units. Includes new covers. | Systematic Repairs | Assumes 65 LF per unit |
| Replace Heating boilers | Systematic Repairs | (2) Boilers, 2017 Reconnect open exhaust into mech room |

| 2050-60 E 72nd Place | | |
|--|--------------------|--|
| Repair | Priority | Notes |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement doors |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide. | Secondary Repairs | |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 3 per Unit and 1 per corridor floor, 5 for basement |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 3 per Unit |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | Secondary Repairs | Assume 2 per corridor floor |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per corridor floor |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | |
| Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab. | Secondary Repairs | |
| Provide new thermally broken storefront entrance system | Systematic Repairs | |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening - Glass block and doors only |

| 233-241 E 115th Street Portfolio: A | | |
|--|------------------------|---|
| Repair | Priority | Notes |
| Provide and install new 12x12 Porcelain tile floor at bathrooms. Daltile Volume. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies per manufacturer install best practices prior to installation. | current code violation | Assumes 50 SF |
| 100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout. | current code violation | Toilet Loose - 233 1st floor |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | current code violation | |
| Repair water damage at entry ceilings and walls | current code violation | Assumes 50 SF per entrance |
| Remove inner vestibule door and frame and replace with storefront door and hardware complying with accessibility clearances. | current code violation | |
| Structural Engineer to review existing structure and foundation/footing conditions. | current code violation | 233 & 235 Bathroom floors rotting and caving |
| Façade Examination | current code violation | A+E - West Wall Buckling Out |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | current code violation | Assumes 36 windows - not including storefront |
| Repair dented/damaged window capping. | current code violation | West Elev - Metal Capping Loose |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | current code violation | Assume 2 per Unit and 1 per floor |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entrance |
| Provide and Install new 100% Accessible USPS approved recessed in-wall mailboxes w/ 1:10 parcel boxes. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement doors |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Porch repair - Structural Engineer to review existing conditions. | Secondary Repairs | Allowance |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | One per floor plus each commercial unit |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 3 per Unit |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | Secondary Repairs | Assume 2 per floor per entrance |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per floor per entrance |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | Allowance per unit |
| Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses. | Secondary Repairs | Commerical units - grease traps |
| Add mop sink with controls at Janitor Closet/Utility | Secondary Repairs | commercial units |
| Provide cover for sump pit | Secondary Repairs | |
| Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation. | Systematic Repairs | Assuming 800 SF per floor of living space; Labor and Material (\$4) |
| Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope | Systematic Repairs | Allowance per unit |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | Systematic Repairs | Assumes 150 SF per unit |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 5,600 SF Masonry |
| Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer. | Systematic Repairs | Approximately 5 foot per lintel |
| Infill A/C openings in each unit with insulated metal panel. | Systematic Repairs | |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening - not at replaced windows |

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| Repair/replace roofing w/ building code and energy code compliant | Systematic Repairs | Partial Roof Access - needs resealing |
| Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide. | Systematic Repairs | Rear Basement Access |
| Repair baseboard heat in corridors and units. Includes new covers. | Systematic Repairs | Install and Restore Baseboard Heaters. Electric wall heaters not working/safe. |
| Replace Heating boilers | Systematic Repairs | |

| 62-80 E. 68th St/ 6752-54 S. Michigan Avenue | | |
|--|------------------------|--|
| Portfolio: A | | |
| Repair | Priority | Notes |
| Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation. | current code violation | Assuming 120 SF per unit of living space; Labor and Material (\$4) |
| 100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout. | current code violation | Unit 6752 - 1 |
| Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope | current code violation | Allowance per unit. Unit 68E. |
| Remove refuse and debris from unit and building (this is a code violation in some buildings.) | current code violation | |
| Provide new thermally broken storefront entrance system | current code violation | |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | current code violation | |
| Exterminate pest infestations and provide complete assessment implementation for pest control. | current code violation | |
| Façade Examination | current code violation | A+E - lots of lintel issues, step fractures. |
| Tuckpoint/repair masonry | current code violation | Assumes 18,000 SF Masonry |
| Repair mortar joints at cornice; Repair cornice | current code violation | |
| Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer. | current code violation | Approximately 5 foot per lintel |
| Sill repair and cleaning | current code violation | Approximately 3 foot per sill |
| Porch repair - Structural Engineer to review existing conditions. | current code violation | Allowance Replace residential railing |
| Significant brick repair/reconstruction of chimney and cap | current code violation | |
| Flush radiators, install new traps. Repair if necessary. | current code violation | Leaky Radiators |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | current code violation | Assume 2 per corridor floor |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | current code violation | Assume 1 per corridor floor |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | Abate dangerous/hazardous electrical service |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Provide hot water to all units. |
| Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses. | current code violation | provide cleanout covers. Sewer smell. |
| Replace Heating boilers | current code violation | Repair backflow preventer. Boiler from 2017 |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement doors |
| Boilers required to be protected by min 1 hr rated enclosure. | Secondary Repairs | |
| Provide matching brick/mortar infill at unused openings on the ground floor. | Secondary Repairs | Assuming 80 openings at 8SF/ea |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 3 per Unit and 1 per corridor floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 3 per Unit |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | Allowance per unit |
| Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab. | Secondary Repairs | |
| Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units. | Systematic Repairs | |
| Repair enamel on existing cast iron tubs. | Systematic Repairs | |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | Systematic Repairs | Assumes 50 SF per unit |
| Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches. | Systematic Repairs | |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | Systematic Repairs | Assumes 265 windows |

| 7250 S South Shore Drive | | |
|--|------------------------|---|
| Repair | Priority | Notes |
| Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope | current code violation | Allowance per unit |
| Remove entry ramp and stair. Provide new 1:12 max concrete ramp with hand and guard rails at front and back entry. Landing to accommodate required door clearances. | current code violation | Allowance |
| Provide new fire rated common area doors and frames with lever hardware and closer | current code violation | Basement and 1st Floor doors |
| Infill A/C openings in each unit with insulated metal panel. | current code violation | 3 Openings per unit |
| Keep units vacant and secure building. | current code violation | provide relocation assistance |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Add 1:12 ramp with guard/hand rail into laundry room. Consider relocating laundry to ground floor or in-unit due to space limitations. | Secondary Repairs | Allowance |
| Area of Rescue Assistance with two-way communication is required at all floors of required vertical egress locations above grade. Consider taking space from units or corridor to accommodate. | Secondary Repairs | |
| Provide and Install new 100% Accessible USPS approved recessed in-wall mailboxes w/ 1:10 parcel boxes. | Secondary Repairs | |
| Provide modernization of existing elevator equipment and elevator cab upgrade | Secondary Repairs | Allowance |
| Provide new fire rated stairway doors and frames with lever hardware and closer. | Secondary Repairs | |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 3 per Unit and 1 per floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | Assume 1 per floor |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 3 per Unit |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | Secondary Repairs | Assume 3 per floor |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Currently in unit closet - clearance not met |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | Allowance per unit |
| Fire Protection System - Replace Pump and associated piping to meet current codes | Secondary Repairs | |
| Replace standpipe hoses | Secondary Repairs | |
| Add mop sink with controls at Janitor Closet/Utility | Secondary Repairs | |
| Provide cover for sump pit | Secondary Repairs | |
| Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation. | Systematic Repairs | Assuming 2,400 SF per floor of living space; Labor and Material (\$4) |
| Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units. | Systematic Repairs | |
| Echelon, Amberleaf, or Procraft natural maple shaker vanity cabinet with cultured marble top with integral sink in bathrooms | Systematic Repairs | |
| Provide new Moen 1.5 gpm single-handle faucet at non-accessible dwelling units with new escutcheons at wall and rigid piped supply | Systematic Repairs | Furnish and install |
| Provide 2.0 gpm Moen shower w/ controls. Provide hand shower on 36" slide bar at accessible units. | Systematic Repairs | Furnish and install |
| 100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout. | Systematic Repairs | |
| Remove and replace existing interior unit swing doors and hardware with SC wood and lever hardware | Systematic Repairs | Assumes 3 doors per unit |
| Provide new 3/4" solid panel Landquist bifold doors and brushed alum U-pull hardware with continuous piano hinge at dwelling unit closets. Provide swing doors where partial replacement is needed within unit. | Systematic Repairs | Assumes 2 per unit |
| Provide and install new moisture-resistant painted MDF wood sills at windows, Extrira or equal. Provide scarf joint 16" up jamb from sill with new framing and drywall | Systematic Repairs | Assumes 221 windows |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | Systematic Repairs | Assumes 100 SF per unit |
| Install new Interface House Pet/Super Flor carpet tile in corridors – 3 colors. Repair/replace subfloor as required | Systematic Repairs | Assumes 50 SF per floor |
| Repair concrete ceilings in boiler room areas (investigate drainage of parking area above). Replace or install waterproofing membrane under parking substrate. | Systematic Repairs | Allowance |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 18,000 SF masonry |
| Repair/replace existing metal soffit, eaves, or fascia | Systematic Repairs | Soffit at parking entry |
| Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer. | Systematic Repairs | Approximately 5 foot per lintel |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per window |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | Systematic Repairs | |
| Repair/replace roofing w/ building code and energy code compliant | Systematic Repairs | |
| Repair/replace coping. Where none exists, add metal coping or flashing w/ drip edge underneath existing limestone cap. | Systematic Repairs | |

| 7451 S Eberhart Avenue /500-512 E. 75th Street | | |
|---|------------------------|---|
| Repair | Priority | Notes |
| 100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout. | current code violation | Including Commercial Spaces |
| Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope | current code violation | Allowance per unit |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | current code violation | Assumes 300 SF per Unit |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | current code violation | |
| Repair water damage at entry ceilings and walls | current code violation | Assumes 250 SF per entry/ common stair |
| Repair/replace damaged and deflecting stairs, risers, and treads. | current code violation | |
| Provide new thermally broken storefront entrance system | current code violation | |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | current code violation | Concrete Block, Ceiling Joists Exposed |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | current code violation | Allowance |
| Structural Engineer to review existing structure and foundation/footing conditions. | current code violation | Allowance |
| Exterminate pest infestations and provide complete assessment implementation for pest control. | current code violation | |
| Tuckpoint/repair masonry | current code violation | Assumes 17,100 SF Masonry |
| Sill repair and cleaning | current code violation | Approximately 3 foot per sill |
| Porch repair - Structural Engineer to review existing conditions. | current code violation | |
| Replace windows w/ new thermally-broken vinyl windows meeting CBC and energy code requirements. | current code violation | Assumes 185 windows |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | current code violation | Assumes 185 windows |
| Repair/replace roofing w/ building code and energy code compliant | current code violation | Could not access roof |
| Repair/replace Skylights | current code violation | 508-10 |
| Repair/replace gutters/scuppers and downspouts. | current code violation | |
| Repair/rebuild existing exterior above-grade steel/concrete walkway. Requires structural review. | current code violation | In Rear |
| Repair concrete/stone entry stoop/steps as needed. | current code violation | Basement Stair in Rear |
| Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide. | current code violation | Basement Stair in Rear |
| Flush radiators, install new traps. Repair if necessary. | current code violation | Repair. Leaking and causing damage. |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | current code violation | Assume 4 per Unit and 1 per corridor floor |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | current code violation | Assume 2 per corridor floor |
| Provide accessible intercom system. Mount 15"-48" above grade. Weatherproof where exposed to the weather. | current code violation | |
| Relocate electric breaker panel access to comply with clearances and accessibility. | current code violation | Tenants need access - Located in Basement |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | current code violation | Assume 1 per floor per entrance |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | current code violation | Allowance of 4 per unit |
| Repair/replace or install electrical receptacles and switches & wiring. | current code violation | Assumes 20 per unit |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | Rusted boxes, abate light fixtures hanging by wires, conduit pulled away, extension cords. Remove, abate open wiring. |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | current code violation | Allowance per unit |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Saddle Hub, Open Sewer. Assumes 6 per unit. |
| Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses. | current code violation | |
| Abate sewage/seepage/leakage in basement and repair source. Further investigation required. | current code violation | |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement doors |
| Boilers required to be protected by min 1 hr rated enclosure. | Secondary Repairs | |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | |
| Sand and refinish existing hardwood floors throughout. Provide transitions to adjacent flooring surfaces if not flush with hardwood. | Systematic Repairs | Assuming 775 SF per unit of living space; Labor and Material (\$4) |
| Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation. | Systematic Repairs | Assuming 925 SF per unit of living space; Labor and Material (\$4) |

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| New wood shaker style cabinetry at dwelling unit kitchens – all wood box, 2" wide meeting rails, double drawer glides, min. 3-ply hardwood drawer bottoms – Amberleaf, Echelon, or Procraft | Systematic Repairs | Avg 8 boxes per unit; \$300 per box material and labor |
| All cabinets and drawers in non-accessible units to be operable without U-pull. If not, U-pulls must be added. Provide open and removable cabinetry at accessible units. All cabinets and drawers in accessible units to have U-pull ADA hardware | Systematic Repairs | Furnish and install 8 LF |
| Install new 25" plastic laminate counter tops (Formica or equal) at dwelling units | Systematic Repairs | |
| Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units. | Systematic Repairs | |
| New 4x4 ceramic tile tub surround to 7'-0" AFF, 2 colors. American Olean Bright/Matte. Replace damaged greenboard substrate as needed. | Systematic Repairs | |
| Provide new LED lights in existing locations at dwelling units. (All pull chain closet fixtures to be replaced with wall switched - See MEP scope for more information) | Systematic Repairs | \$75 Fixture allowance; \$75 for labor; Assuming 12 fixtures per unit |
| Remove and replace existing interior unit swing doors and hardware with SC wood and lever hardware | Systematic Repairs | Assumes 4 doors per unit |
| Install new closet wire shelving @ all dwelling units and common area closets. | Systematic Repairs | Assumes 4 per unit |
| Prime and paint all interior walls, ceilings, doors, and trim to remain in units. 100% no-VOC finishes. 1 color. | Systematic Repairs | |
| Repair mortar joints at cornice; Repair cornice | Systematic Repairs | |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening - not at replaced windows |
| Camera scoping of basement sewer lines. (frequent back-ups in some lower units) | Systematic Repairs | Allowance |

| 7500-04 S Cottage Grove Avenue /749-755 E. 75th Street | | |
|--|------------------------|---|
| Repair | Priority | Notes |
| Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation. | current code violation | Assuming 220 SF per floor of living space; Labor and Material (\$4) |
| Echelon, Amberleaf, or Procraft natural maple shaker vanity cabinet with cultured marble top with integral sink in bathrooms | current code violation | |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | current code violation | Assumes 100 SF per unit |
| Remove refuse and debris from unit and building (this is a code violation in some buildings.) | current code violation | |
| Install new Mohawk Spectrum V 1 color broadloom carpet at hallways and stairs. | current code violation | Assumes 160 SF per entry |
| Façade Examination | current code violation | A+E |
| Tuckpoint/repair masonry | current code violation | Assumes 10,800 SF Masonry |
| Repair mortar joints at cornice; Repair cornice | current code violation | |
| Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches. | current code violation | Residential and Commercial |
| Porch repair - Structural Engineer to review existing conditions. | current code violation | Allowance |
| Post ownership signage on exterior of building. Post "no loitering" signage on exterior. | current code violation | |
| Replace windows w/ new thermally-broken vinyl windows meeting CBC and energy code requirements. | current code violation | Assumes 126 windows |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | current code violation | Assumes 126 windows |
| Repair/replace roofing w/ building code and energy code compliant | current code violation | Could not access roof. Building roof leaks. |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | current code violation | Assume 3 per Unit and 1 per floor |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entrance |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Repair/replace damaged and deflecting stairs, risers, and treads. | Secondary Repairs | Inadequate head clearance at stair |
| Provide protection of underside of wood framed common stairs to comply with code. | Secondary Repairs | Assumes 1 stair. Patch repair. |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement doors |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Boilers required to be protected by min 1 hr rated enclosure. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Repair/replace coping. Where none exists, add metal coping or flashing w/ drip edge underneath existing limestone cap. | Secondary Repairs | Could not access roof |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 3 per Unit |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | Secondary Repairs | Assume 2 per floor per entrance |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Unsure of Panel Location |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per floor per entrance |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | |
| New wood shaker style cabinetry at dwelling unit kitchens – all wood box, 2" wide meeting rails, double drawer glides, min. 3-ply hardwood drawer bottoms – Amberleaf, Echelon, or Procraft | Systematic Repairs | Avg 8 boxes per unit; \$300 per box material and labor |
| All cabinets and drawers in non-accessible units to be operable without U-pull. If not, U-pulls must be added. Provide open and removable cabinetry at accessible units. All cabinets and drawers in accessible units to have U-pull ADA hardware | Systematic Repairs | |
| Install new 25" plastic laminate counter tops (Formica or equal) at dwelling units | Systematic Repairs | Furnish and install 8 LF |
| Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units. | Systematic Repairs | |
| 100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout. | Systematic Repairs | |
| Remove and replace existing interior unit swing doors and hardware with SC wood and lever hardware | Systematic Repairs | Assumes 4 doors per unit |
| Provide new thermally broken storefront entrance system | Systematic Repairs | |
| Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide. | Systematic Repairs | |
| Repair/replace existing dysfunctional plumbing & leaky connections. | Systematic Repairs | Radiator leaks |
| Abate sewage/seepage/leakage in basement and repair source. Further investigation required. | Systematic Repairs | |

| 7719-23 S Yates Boulevard | | |
|---|------------------------|--|
| Portfolio: A | | |
| Repair | Priority | Notes |
| Provide fiberglass bath tubs | current code violation | Furnish and install |
| Repair enamel on existing cast iron tubs. | current code violation | 7721-1E |
| Provide new LED lights in existing locations at dwelling units. (All pull chain closet fixtures to be replaced with wall switched - See MEP scope for more information) | current code violation | \$75 Fixture allowance; \$75 for labor; Assuming 8 fixtures per unit |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | current code violation | Mold and Fire Damage. Assume 250 SF per unit. 3W & 1E |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | current code violation | |
| Repair water damage at entry ceilings and walls | current code violation | Assumes 100 SF damage / stair |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | current code violation | |
| Provide new secure entry gate. Gate to be ADA compliant where applicable. | current code violation | |
| Remove inner vestibule door and frame and replace with storefront door and hardware complying with accessibility clearances. | current code violation | 7721 |
| Provide new thermally broken storefront entrance system | current code violation | |
| Remove existing security bars/ burglar gates on unit doors. | current code violation | |
| Prime and paint all interior walls, ceilings, doors, and trim to remain in common areas. 100% no-VOC finishes. 3 colors. | current code violation | Peel/scrape and paint in halls |
| Provide new fire rated common area doors and frames with lever hardware and closer | current code violation | In-unit Furnace room doors & Basement doors |
| Exterminate pest infestations and provide complete assessment implementation for pest control. | current code violation | |
| Façade Examination | current code violation | A+E - lintels severely rusted, bowing, potentially failing |
| Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches. | current code violation | |
| Repair/replace fencing. | current code violation | Bent Pickets |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | current code violation | Assumes 150 windows |
| Repair/replace Skylights | current code violation | Broken |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | current code violation | Assume 3 per Unit and 1 per corridor floor |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | current code violation | Assume 2 per corridor floor |
| Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations | current code violation | Must be suitable for wet locations. |
| Provide accessible intercom system. Mount 15"-48" above grade. Weatherproof where exposed to the weather. | current code violation | |
| Relocate electric breaker panel access to comply with clearances and accessibility. | current code violation | Located in Basement |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | current code violation | Assume 1 per corridor floor |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | current code violation | Allowance of 4 per unit |
| Repair/replace or install electrical receptacles and switches & wiring. | current code violation | Assumes 20 per unit |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | Strap and secure raceway and armored cable. Repair and secure conduit and boxes. Confirm properly sized service. |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | current code violation | Allowance per unit |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Assumes 5 per unit. Faucets unable to be turned off, kitchen pipes leaking. Tub overflow covers missing. |
| Replace Furnace; reconnect any open ducts | current code violation | 1 in each unit + 1 common. Repair back pitched flue in 7721. |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Porch repair - Structural Engineer to review existing conditions. | Secondary Repairs | Allowance |
| Provide matching brick/mortar infill at unused openings on the ground floor. | Secondary Repairs | assumes 8 SF/opening |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 3 per Unit |
| New wood shaker style cabinetry at dwelling unit kitchens – all wood box, 2" wide meeting rails, double drawer glides, min. 3-ply hardwood drawer bottoms – Amberleaf, Echelon, or Procraft | Systematic Repairs | Avg 8 boxes per unit; \$300 per box material and labor |
| All cabinets and drawers in non-accessible units to be operable without U-pull. If not, U-pulls must be added. Provide open and removable cabinetry at accessible units. All cabinets and drawers in accessible units to have U-pull ADA hardware | Systematic Repairs | |
| Provide new 18 GA stainless steel, single basin kitchen sink w/ 2.0 gpm Moen single-handle faucet. ADA height in accessible units | Systematic Repairs | \$700 per unit Material and Labor |
| Install new 25" plastic laminate counter tops (Formica or equal) at dwelling units | Systematic Repairs | Furnish and install 8 LF |
| Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units. | Systematic Repairs | |
| Provide 2.0 gpm Moen shower w/ controls. Provide hand shower on 36" slide bar at accessible units. | Systematic Repairs | Furnish and install |

| | | |
|---|--------------------|------------------------------------|
| 100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout. | Systematic Repairs | |
| Remove and replace existing interior unit swing doors and hardware with SC wood and lever hardware | Systematic Repairs | Assumes 3 doors per unit |
| Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope | Systematic Repairs | Allowance per unit |
| Prime and paint all interior walls, ceilings, doors, and trim to remain in units. 100% no-VOC finishes. 1 color. | Systematic Repairs | |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 17,800 SF Masonry |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Repair/replace roofing w/ building code and energy code compliant | Systematic Repairs | Could not access roof. Roof Leaks. |

| 7800 S South Shore Drive Portfolio: A | | |
|--|------------------------|---|
| Repair | Priority | Notes |
| Provide new Moen 1.5 gpm single-handle faucet at non-accessible dwelling units with new escutcheons at wall and rigid piped supply | current code violation | Furnish and install. Units 209,103,104. |
| 100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout. | current code violation | Secure toilets |
| Provide new LED lights in existing locations at dwelling units. (All pull chain closet fixtures to be replaced with wall switched - See MEP scope for more information) | current code violation | \$75 Fixture allowance; \$75 for labor; Assuming 8 fixtures per unit |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | current code violation | Assumes 50 SF per unit. Units 107, 209. |
| Remove refuse and debris from unit and building (this is a code violation in some buildings.) | current code violation | Remove gas powered devices, excess debris, throughout basement. |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | current code violation | Rusted, Loose and Pulling. Replace. |
| Provide new secure entry gate. Gate to be ADA compliant where applicable. | current code violation | North Elevation Gate |
| Provide new fire rated common area doors and frames with lever hardware and closer | current code violation | Basement doors |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | current code violation | Fill all wall penetrations. |
| Exterminate pest infestations and provide complete assessment implementation for pest control. | current code violation | |
| Significant brick repair/reconstruction of chimney and cap | current code violation | Loose brick, missing mortar. |
| Repair/replace fencing. | current code violation | Over 5'. Reduce height or obtain permit. Secure chain link fence. |
| Repair/rebuild existing exterior above-grade steel/concrete walkway. Requires structural review. | current code violation | Approx. 450 LF of steel. |
| Repair concrete/stone entry stoop/steps as needed. | current code violation | Rusted metal casing. |
| Keep units vacant and secure building. | current code violation | Provide relocation assistance. |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | current code violation | Assume 2 per Unit and 3 for basement |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | current code violation | In basement |
| Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations | current code violation | Allowance |
| Relocate electric breaker panel access to comply with clearances and accessibility. | current code violation | clearance issues. Some panels in Units. |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | current code violation | Assume 1 per floor per entrance + 5 for basement |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | current code violation | Allowance of 4 per unit |
| Repair/replace or install electrical receptacles and switches & wiring. | current code violation | Assumes 18 per unit |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | Deteriorating service conductors, raceways, boxes, and distribution equipment. Close Boxes. |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | current code violation | Allowance per unit |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Install vacuum breaker at hose bib. Inadequate water pressure. Assumes 5 per unit. |
| Replace Furnace; reconnect any open ducts | current code violation | (2) furnaces from 2018, tenants say not working. Unit 209,307,107. |
| Replace Heating boilers | current code violation | (2) new boilers. Install backflow preventer |
| Replace riser galvanized piping. | current code violation | Low water pressure throughout. |
| Abate sewage/seepage/leakage in basement and repair source. Further investigation required. | current code violation | |
| Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab. | current code violation | |
| Provide cover for sump pit | current code violation | Sump pits and catch basins missing lids |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Additional Signage per floor - corridor. |
| Remove existing security bars/ burglar gates on unit doors. | Secondary Repairs | |
| Boilers required to be protected by min 1 hr rated enclosure. | Secondary Repairs | |
| Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide. | Secondary Repairs | |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 3 per Unit |
| Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation. | Systematic Repairs | Assuming 620 SF per unit of living space; Labor and Material (\$4) |
| Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units. | Systematic Repairs | |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 8,000 SF Masonry |
| Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches. | Systematic Repairs | Unit Entry Doors (Front) |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per window |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | Systematic Repairs | Assumes 172 windows |

| 7938-48 S. Greenwood (2 Buildings) | | |
|--|------------------------|---|
| Repair | Priority | Notes |
| New 4x4 ceramic tile tub surround to 7'-0" AFF, 2 colors. American Olean Bright/Matte. Replace damaged greenboard substrate as needed. | current code violation | |
| Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope | current code violation | Allowance per unit |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | current code violation | Assumes 150 SF per unit. |
| Prime and paint all interior walls, ceilings, doors, and trim to remain in units. 100% no-VOC finishes. 1 color. | current code violation | |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | current code violation | Doesn't have to be fire rated |
| Scrape and repaint/re stain Stair handrails throughout - 100% no-VOC finishes. | current code violation | Allowance |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | current code violation | Stair Tower and Exterior Walkway Rail |
| Provide new fire rated stairway doors and frames with lever hardware and closer. | current code violation | |
| Tuckpoint/repair masonry | current code violation | Assumes 6,150 SF Masonry |
| Repair/replace existing metal soffit, eaves, or fascia | current code violation | Eaves/fascia |
| Sill repair and cleaning | current code violation | Approximately 3 foot per sill |
| Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches. | current code violation | |
| Porch repair - Structural Engineer to review existing conditions. | current code violation | Allowance |
| Replace missing and damaged window screens. | current code violation | Assumes 180 windows |
| Repair/rebuild existing exterior above-grade steel/concrete walkway. Requires structural review. | current code violation | Rusted |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | current code violation | Assume 2 per Unit and 3 per basement |
| Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations | current code violation | Allowance |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Assumes 5 per unit. Leaky connections and clogged drains. |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entrance |
| Provide new secure entry gate. Gate to be ADA compliant where applicable. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement doors |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Boilers required to be protected by min 1 hr rated enclosure. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 3 per Unit |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | Secondary Repairs | Assume 2 per floor per entrance |
| Provide accessible intercom system. Mount 15"-48" above grade. Weatherproof where exposed to the weather. | Secondary Repairs | |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per floor per entrance |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | Allowance per unit |
| Provide cover for sump pit | Secondary Repairs | |
| Repair water damage at entry ceilings and walls | Systematic Repairs | Stair Towers |
| Repair/replace damaged and deflecting stairs, risers, and treads. | Systematic Repairs | Repair concrete Treads/Risers in Stair towers |
| Prime and paint all interior walls, ceilings, doors, and trim to remain in common areas. 100% no-VOC finishes. 3 colors. | Systematic Repairs | Allowance per floor per stair tower |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening - not at replaced windows |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | Systematic Repairs | Assumes 180 windows |
| Repair/replace roofing w/ building code and energy code compliant | Systematic Repairs | Could not access roof. Roof Leaks. |
| Repair/replace coping. Where none exists, add metal coping or flashing w/ drip edge underneath existing limestone cap. | Systematic Repairs | Could not access roof |
| Repair baseboard heat in corridors and units. Includes new covers. | Systematic Repairs | |
| Abate sewage/seepage/leakage in basement and repair source. Further investigation required. | Systematic Repairs | |

**BHF CHICAGO HOUSING
GROUP B LLC**

BHF Chicago Housing Group B LLC– Total Rehabilitation Costs

| Property Address | Property Total |
|--|----------------|
| 139-141 W Marquette Road | \$ 401,712.64 |
| 1524 E 73rd Street | \$ 334,375.10 |
| 226-28 E 55th Place | \$ 247,465.12 |
| 2666 - 2670 E 78th Street | \$ 832,462.40 |
| 301 E 75th Street / 7500 S. Prairie Avenue | \$ 492,864.51 |
| 4236 - 4238 S Indiana Avenue | \$ 348,750.75 |
| 4326 S Michigan Avenue | \$ 672,556.86 |
| 435 E 71st Street | \$ 306,895.40 |
| 5116-5118 S Indiana Avenue | \$ 473,542.16 |
| 5119 - 5125 S Prairie Avenue (2 Buildings) | \$ 277,960.59 |
| 5156 S Indiana Avenue | \$ 328,067.49 |
| 5226-28 S Michigan Avenue | \$ 543,344.93 |
| 5600 S Michigan Avenue | \$ 359,884.90 |
| 5700 S Calumet Avenue | \$ 611,120.94 |
| 5701-07 S Calumet Avenue | \$ 85,640.02 |
| 5720 S Michigan Avenue | \$ 241,154.26 |
| 5832-36 S Michigan Avenue | \$ 524,051.81 |
| 5910 S King Drive | \$ 203,788.61 |
| 612-14 W 77th Street/7655-57 S Lowe Avenue | \$ 396,736.70 |
| 6123-25 S Prairie Avenue | \$ 376,163.87 |
| 614 E 71st Street (618-622 E. 71st St) | \$ 748,709.47 |
| 6207 S King Drive | \$ 621,697.41 |

| | |
|--|------------------|
| 6427-29 S Drexel Avenue | \$ 644,016.69 |
| 6540 S Ellis Avenue | \$ 228,519.54 |
| 6603 S Rhodes Avenue | \$ 496,183.97 |
| 6605-07 S Kimbark Avenue | \$ 254,214.46 |
| 6611-13 S Ellis Avenue | \$ 326,190.14 |
| 1152-56 E 67th / 6656-6658 S Woodlawn Avenue | \$ 495,095.89 |
| 6820 S Cornell Avenue | \$ 469,946.62 |
| 6857 S King Drive | \$ 691,346.54 |
| 6901-07 S Prairie Avenue / 309-11 E 69th St | \$ 1,035,290.26 |
| 2334-36 E 70th St/6948-52 S Oglesby Avenue | \$ 829,389.79 |
| 7018 S Clyde Avenue | \$ 398,058.64 |
| 7103 S Emerald/721-29 W 71st Street | \$ 490,941.70 |
| 7511 S Yale Avenue | \$ 1,002,821.30 |
| 7556 S Eggleston Avenue | \$ 460,131.17 |
| 7600 - 7632 S Stewart Avenue (3 buildings) | \$ 1,434,755.28 |
| 400-10 W. 77th / 7640 S Stewart Avenue | \$ 1,369,639.38 |
| 8030 S Yates Boulevard | \$ 353,619.50 |
| 8143 - 8145 S. Ellis Avenue | \$ 324,384.26 |
| 8229 S Langley Avenue | \$ 210,749.73 |
| 8249- 8251 S Drexel Avenue | \$ 426,910.62 |
| 1421 E. 67th Place | |
| 1431 E. 66th Place | |
| 5606 S. Michigan Avenue | |
| Total | \$ 21,371,151.42 |

BHF Chicago Housing Group B LLC– Total Violation Costs

| Property Address | Current Code Violation |
|--|------------------------|
| 139-141 W Marquette Road | \$ 106,729.28 |
| 1524 E 73rd Street | \$ - |
| 226-28 E 55th Place | \$ 117,187.84 |
| 2666 - 2670 E 78th Street | \$ 457,188.48 |
| 301 E 75th Street / 7500 S. Prairie Avenue | \$ 184,194.08 |
| 4236 - 4238 S Indiana Avenue | \$ 140,001.79 |
| 4326 S Michigan Avenue | \$ 389,630.08 |
| 435 E 71st Street | \$ - |
| 5116-5118 S Indiana Avenue | \$ 286,960.80 |
| 5119 - 5125 S Prairie Avenue (2 Buildings) | \$ - |
| 5156 S Indiana Avenue | \$ 122,897.82 |
| 5226-28 S Michigan Avenue | \$ 432,529.66 |
| 5600 S Michigan Avenue | \$ 166,953.70 |
| 5700 S Calumet Avenue | \$ 369,947.20 |
| 5701-07 S Calumet Avenue | \$ 8,184.96 |
| 5720 S Michigan Avenue | \$ - |
| 5832-36 S Michigan Avenue | \$ 74,184.32 |
| 5910 S King Drive | \$ 21,244.52 |
| 612-14 W 77th Street/7655-57 S Lowe Avenue | \$ 78,835.46 |
| 6123-25 S Prairie Avenue | \$ 89,534.37 |
| 614 E 71st Street (618-622 E. 71st St) | \$ 396,061.12 |
| 6207 S King Drive | \$ 368,626.24 |

| | |
|--|------------------------|
| 6427-29 S Drexel Avenue | \$ 474,626.99 |
| 6540 S Ellis Avenue | \$ 59,763.20 |
| 6603 S Rhodes Avenue | \$ 202,317.92 |
| 6605-07 S Kimbark Avenue | \$ 96,101.82 |
| 6611-13 S Ellis Avenue | \$ 169,870.40 |
| 1152-56 E 67th / 6656-6658 S Woodlawn Avenue | \$ 277,252.53 |
| 6820 S Cornell Avenue | \$ 302,811.04 |
| 6857 S King Drive | \$ 495,011.44 |
| 6901-07 S Prairie Avenue / 309-11 E 69th St | \$ 341,673.36 |
| 2334-36 E 70th St/6948-52 S Oglesby Avenue | \$ 224,956.48 |
| 7018 S Clyde Avenue | \$ - |
| 7103 S Emerald/721-29 W 71st Street | \$ - |
| 7511 S Yale Avenue | \$ 320,260.60 |
| 7556 S Eggleson Avenue | \$ 43,653.12 |
| 7600 - 7632 S Stewart Avenue (3 buildings) | \$ - |
| 400-10 W. 77th / 7640 S Stewart Avenue | \$ 598,953.94 |
| 8030 S Yates Boulevard | \$ 231,546.67 |
| 8143 - 8145 S. Ellis Avenue | \$ - |
| 8229 S Langley Avenue | \$ - |
| 8249- 8251 S Drexel Avenue | \$ 137,877.60 |
| 1421 E. 67th Place | |
| 1431 E. 66th Place | |
| 5606 S. Michigan Avenue | |
| Total | \$ 7,787,568.82 |

BHF Chicago Housing Group B LLC

Outstanding Repair Items

| 139-141 W Marquette Road | | |
|--|------------------------|--|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Provide new LED lights in existing locations at dwelling units. (All pull chain closet fixtures to be replaced with wall switched - See MEP scope for more information) | current code violation | \$75 Fixture allowance; \$75 for labor; Assuming 8 fixtures per unit |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | current code violation | unit 1W |
| Remove inner vestibule door and frame and replace with storefront door and hardware complying with accessibility clearances. | current code violation | |
| Provide new thermally broken storefront entrance system | current code violation | |
| Remove existing security bars/ burglar gates on unit doors. | current code violation | |
| Structural Engineer to review existing structure and foundation/footing conditions. | current code violation | Unit 1W Floor deflecting |
| Exterminate pest infestations and provide complete assessment implementation for pest control. | current code violation | |
| Provide matching brick/mortar infill at unused openings on the ground floor. | current code violation | Assumes 8 SF/opening |
| Repair/replace Skylights | current code violation | |
| Repair concrete/stone entry stoop/steps as needed. | current code violation | Front and side entries |
| Demo/replace exterior 2-car garage(s). | current code violation | Violations say to repair - too bad shape |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | current code violation | Assume 2 per Unit and 1 per corridor floor |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | current code violation | Assume 2 per floor |
| Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations | current code violation | |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | current code violation | Assume 1 per floor |
| Repair/replace or install electrical receptacles and switches & wiring. | current code violation | replace corroded receptacles at 1W and where required. Assumes 30/ unit. |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | Reinstall service riser supports, service heads, water damaged conduit. Provide plans and permits. |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | current code violation | Allowance per unit |
| Provide protection of underside of wood framed common stairs to comply with code. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement door |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide. | Secondary Repairs | Front |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 3 per Unit |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Install new 25" plastic laminate counter tops (Formica or equal) at dwelling units | Systematic Repairs | Furnish and install 8 LF |
| Provide fiberglass bath tubs | Systematic Repairs | Furnish and install |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 5,550 SF Masonry |
| Repair mortar joints at cornice; Repair cornice | Systematic Repairs | |
| Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer. | Systematic Repairs | Approximately 3 foot per lintel |
| Porch repair - Structural Engineer to review existing conditions. | Systematic Repairs | Allowance |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| All vertical joints at limestone to be scraped and new sealant to be installed | Systematic Repairs | Assumes 100 LF of limestone |

| 1524 E 73rd Street | | |
|--|--------------------|---|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entrance |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Provide new secure entry gate. Gate to be ADA compliant where applicable. | Secondary Repairs | |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 3 per Unit and 1 per corridor floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | Assume 1 per floor per entrance |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 3 per Unit |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | Secondary Repairs | Assume 2 per floor per entrance |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per floor per entrance |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | Allowance per unit |
| Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor . Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation. | Systematic Repairs | Assuming 900 SF per floor of living space; Labor and Material (\$4) |
| New wood shaker style cabinetry at dwelling unit kitchens – all wood box, 2" wide meeting rails, double drawer glides, min. 3-ply hardwood drawer bottoms – Amberleaf, Echelon, or Procraft | Systematic Repairs | Avg 8 boxes per unit; \$300 per box material and labor |
| All cabinets and drawers in non-accessible units to be operable without U-pull. If not, U-pulls must be added. | | |
| Provide open and removable cabinetry at accessible units. All cabinets and drawers in accessible units to have U-pull ADA hardware | | |
| Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units. | Systematic Repairs | |
| Remove and replace existing interior unit swing doors and hardware with SC wood and lever hardware | Systematic Repairs | Assumes 4 doors per unit |
| Provide new 3/4" solid panel Landquist bifold doors and brushed alum U-pull hardware with continuous piano hinge at dwelling unit closets. Provide swing doors where partial replacement is needed within unit. | Systematic Repairs | Assumes 3 per unit |
| Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope | Systematic Repairs | Allowance per unit |
| Prime and paint all interior walls, ceilings, doors, and trim to remain in units. 100% no-VOC finishes. 1 color. | Systematic Repairs | |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 6,450 SF Masonry |
| Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer. | Systematic Repairs | Approximately 5 foot per lintel |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening - not at replaced windows |

| | | |
|---|--------------------|--------------------|
| Replace windows w/ new thermally-broken vinyl windows meeting CBC and energy code requirements. | Systematic Repairs | Assumes 72 windows |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | Systematic Repairs | Assumes 72 windows |

| 226 E 55th Place | | |
|--|------------------------|--|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Remove refuse and debris from unit and building (this is a code violation in some buildings.) | current code violation | Weeds and Yard debris, grills on back porches |
| Provide new secure entry gate. Gate to be ADA compliant where applicable. | current code violation | |
| Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer. | current code violation | Approximately 5 foot per lintel |
| Provide matching brick/mortar infill at unused openings on the ground floor. | current code violation | |
| Repair/replace fencing. | current code violation | Fence over 5' - reduce height or obtain permit |
| Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations | current code violation | Replace/secure |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | Provide support for service entrance raceway |
| Camera scoping of basement sewer lines. (frequent back-ups in some lower units) | current code violation | Scope/clean drain under porch |
| Provide cover for sump pit | current code violation | Provide cover for N ext catch basin |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entrance |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement door |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Post ownership signage on exterior of building. Post "no loitering" signage on exterior. | Secondary Repairs | |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 3 per Unit and 1 per floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | Assume 1 per floor per entrance |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 4 per Unit |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per floor |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 1 per unit |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | Allowance per unit |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Abate sewage/seepage/leakage in basement and repair source. Further investigation required. | Systematic Repairs | |

| 2666 - 2670 E 78th Street | | |
|--|------------------------|--|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Provide fiberglass bath tubs | current code violation | Furnish and install |
| Repair enamel on existing cast iron tubs. | current code violation | |
| Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope | current code violation | Code - Water damage; sagging/leaking floors |
| Repair/replace damaged and deflecting stairs, risers, and treads. | current code violation | Repair/rebuild stairs to east basement entry |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | current code violation | Provide 1 hour fire separation. Floor unfinished and requires cement. |
| Structural Engineer to review existing structure and foundation/footing conditions. | current code violation | support beams for 1st floor severely rusted |
| Tuckpoint/repair masonry | current code violation | Assumes 8,250 SF Masonry |
| Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer. | current code violation | Approx. 5' per lintel |
| Sill repair and cleaning | current code violation | Approx. 3' per sill |
| Porch repair - Structural Engineer to review existing conditions. | current code violation | 1 porch cited |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | current code violation | Approximately 16 LF per opening - not at replaced windows |
| Replace windows w/ new thermally-broken vinyl windows meeting CBC and energy code requirements. | current code violation | windows drafty, air seepage through loose glass |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | current code violation | Assumes 115 windows |
| Repair/replace missing and damaged glass block. | current code violation | Assuming 10 glass block windows at 8 SF |
| Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide. | current code violation | Stair for basement at rear |
| Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations | current code violation | None Existing |
| Provide conduit and power as required and security cameras with computer interface for new locations at entry and alley (6-8 cameras total). | current code violation | Existing security cameras require permit |
| Remove and replace existing Romex/unapproved cable/flex conduit with codeworthy wiring. | current code violation | Remove unapproved cable at east basement and throughout |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | provide load diagram, secure unsupported conduits, boxes and service risers, and ensure ground |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Confirm hot water operational in units |
| Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses. | current code violation | |
| Abate sewage/seepage/leakage in basement and repair source. Further investigation required. | current code violation | Allowance |
| Sand and refinish existing hardwood floors throughout. Provide transitions to adjacent flooring surfaces if not flush with hardwood. | Systematic Repairs | Assuming 610 SF per unit of living space; Labor and Material (\$4) |
| Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor . Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation. | Systematic Repairs | Assuming 760 SF per unit of living space; Labor and Material (\$4) |
| Provide new Moen 1.5 gpm single-handle faucet at non-accessible dwelling units with new escutcheons at wall and rigid piped supply | Systematic Repairs | Furnish and install |
| Provide and install new 12x12 Porcelain tile floor at bathrooms. Daltile Volume . Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies per manufacturer install best practices prior to installation. | Systematic Repairs | |
| Provide new LED lights in existing locations at dwelling units. (All pull chain closet fixtures to be replaced with wall switched - See MEP scope for more information) | Systematic Repairs | \$75 Fixture allowance; \$75 for labor; Assuming 8 fixtures per unit |
| Install new closet wire shelving @ all dwelling units and common area closets. | Systematic Repairs | Assumes 3 per unit |
| Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches. | Systematic Repairs | |
| Repair/replace roofing w/ building code and energy code compliant | Systematic Repairs | roof leaks - could not access roof |
| Repair/replace gutters/scuppers and downspouts. | Systematic Repairs | Assumes 30 LF |

| 301 E 75th Street/7500 S. Prairie | | |
|--|------------------------|--|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Tuckpoint/repair masonry | current code violation | Assumes 4,300 SF Masonry |
| Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer. | current code violation | Approximately 7 foot per lintel |
| Porch repair - Structural Engineer to review existing conditions. | current code violation | Allowance |
| Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations | current code violation | Allowance |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | open electrical boxes, wires and meters in basement; laundry electrical panel feeder |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entrance |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Provide matching brick/mortar infill at unused openings on the ground floor. | Secondary Repairs | |
| Post ownership signage on exterior of building. Post "no loitering" signage on exterior. | Secondary Repairs | |
| Seal coat, re-stripe parking lot, and add HC signage for accessible buildings | Secondary Repairs | Re-stripe and Signage only |
| Replace SD/CO in common areas and apartments - local only, Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 2 per Unit and 1 per corridor floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per corridor floor |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | Allowance per unit |
| Sand and refinish existing hardwood floors throughout. Provide transitions to adjacent flooring surfaces if not flush with hardwood. | Systematic Repairs | Entire unit minus kitchen and bath; assuming 750 SF per unit; Labor and Material (\$4) |
| Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation. | Systematic Repairs | Assuming 110 SF per unit of living space; Labor and Material (\$4) |
| New wood shaker style cabinetry at dwelling unit kitchens – all wood box, 2" wide meeting rails, double drawer glides, min. 3-ply hardwood drawer bottoms – Amberleaf, Echelon, or Procraft | Systematic Repairs | Avg 8 boxes per unit; \$300 per box material and labor |
| All cabinets and drawers in non-accessible units to be operable without U-pull. If not, U-pulls must be added. | Systematic Repairs | |
| Provide open and removable cabinetry at accessible units. All cabinets and drawers in accessible units to have U-pull ADA hardware | Systematic Repairs | |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Significant brick repair/reconstruction of chimney and cap | Systematic Repairs | |
| Repair/replace roofing w/ building code and energy code compliant | Systematic Repairs | Could not access main roof |
| Repair/replace coping. Where none exists, add metal coping or flashing w/ drip edge underneath existing limestone cap. | Systematic Repairs | Recommendation based on lower roof inspection. |

| 4236 - 4238 S Indiana Avenue | | |
|--|------------------------|--|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | Systematic Repairs | Mold in Unit 1N + 50 SF per unit |
| Provide new thermally broken storefront entrance system | Systematic Repairs | |
| Repair mortar joints at cornice; Repair cornice | Systematic Repairs | Deteriorated |
| Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer. | Systematic Repairs | Approximately 4 foot per lintel |
| Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches. | Systematic Repairs | 2 per unit |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | Systematic Repairs | Assumes 54 windows |
| Repair/replace Skylights | Systematic Repairs | |
| Exterminate pest infestations and provide complete assessment implementation for pest control. | current code violation | |
| Porch repair - Structural Engineer to review existing conditions. | current code violation | Rear Porch Rebuilding in progress - Front porch needs structural review/repair |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | current code violation | Approximately 16 LF per opening |
| Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide. | current code violation | Front Porch Guardrails |
| Keep units vacant and secure building. | current code violation | Secure Rear Porch Doors - porch under construction |
| Repair laundry exhaust and plumbing | current code violation | Dryer exhaust |
| Repair/replace or install electrical receptacles and switches & wiring. | current code violation | Assumes 26 per unit - Some bedrooms only have 1 outlet |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | Defective ceiling fan 1N |
| Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses. | current code violation | |
| Abate sewage/seepage/leakage in basement and repair source. Further investigation required. | current code violation | Open Sewers |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entrance |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement doors |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Post ownership signage on exterior of building. Post "no loitering" signage on exterior. | Secondary Repairs | |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 5 per Unit and 1 per corridor floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 3 per Unit |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | Secondary Repairs | Assume 2 per floor per entry |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per floor |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab. | Secondary Repairs | |

| 4326 S Michigan Avenue | | |
|--|------------------------|--|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Echelon, Amberleaf, or Procraft natural maple shaker vanity cabinet with cultured marble top with integral sink in bathrooms | current code violation | 3S - Bowl Cracked |
| Provide new Moen 1.5 gpm single-handle faucet at non-accessible dwelling units with new escutcheons at wall and rigid piped supply | current code violation | Furnish & install - 3N unsanitary |
| Provide 2.0 gpm Moen shower w/ controls. Provide hand shower on 36" slide bar at accessible units. | current code violation | Furnish & install - 3N unsanitary |
| Repair enamel on existing cast iron tubs. | current code violation | 3N unsanitary |
| Provide molded plastic shower base with integral shower surround. Shower base to be zero threshold at accessible units. | current code violation | |
| 100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout. | current code violation | |
| Provide new LED lights in existing locations at dwelling units. (All pull chain closet fixtures to be replaced with wall switched - See MEP scope for more information) | current code violation | \$75 Fixture allowance; \$75 for labor; Assuming 12 fixtures per unit, 3S |
| Provide new 3/4" solid panel Landquist bifold doors and brushed alum U-pull hardware with continuous piano hinge at dwelling unit closets. Provide swing doors where partial replacement is needed within unit. | current code violation | Assumes 5 per unit |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | current code violation | Assumes 50 SF per unit - mold in 2N and basement |
| Remove refuse and debris from unit and building (this is a code violation in some buildings.) | current code violation | Basement unit rear door barricaded by 4x4 material |
| Repair/replace damaged and deflecting stairs, risers, and treads. | current code violation | Common stair and vestibule |
| Provide new thermally broken storefront entrance system | current code violation | |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | current code violation | |
| Exterminate pest infestations and provide complete assessment implementation for pest control. | current code violation | |
| Façade Examination | current code violation | Rear completely parged |
| Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer. | current code violation | Approximately 5 foot per lintel |
| Porch repair - Structural Engineer to review existing conditions. | current code violation | Rear Enclosed porch - all connections nailed only. Repair drywall at enclosed porch. Provide permits |
| Repair/replace fencing. | current code violation | Front of property iron fence rused through at base |
| Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide. | current code violation | Front Steps |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | current code violation | Assume 6 per Unit and 2 per corridor floor |
| Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations | current code violation | Allowance - includes boxes and fittings |
| Provide accessible intercom system. Mount 15"-48" above grade. Weatherproof where exposed to the weather. | current code violation | |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | current code violation | Assume 1 per floor per entrance |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | current code violation | Allowance of 4 per unit |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | repair/replace wiremold, ensure ground, secure unsupported conduit. Open walls for inspection |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | current code violation | Allowance per unit |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Hose bib needs vacuum breaker. 3N & 3S tub and 2N HWH & 3N toilet waste leaking. Lav stopped. |
| Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses. | current code violation | Need Cleanout cover 3N |
| Replace Domestic Water Heater | current code violation | No Hot Water - missing control valve to gas supply @ 1S, leaking at 3N and 2N. 1S HWH 2014 - 40 Gallon |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement doors |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | Assume 1 per floor per entrance |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 6 per Unit |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | Secondary Repairs | Assume 2 per corridor floor |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 5,700 SF Masonry. Rear stucco needs patching |
| Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches. | Systematic Repairs | 2 Entries for top 6 units |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Repair/replace Skylights | Systematic Repairs | |
| Re-route downspout to drain away from foundations of building or tie-in to underground. | Systematic Repairs | Back yard iced over; Front porches |
| Replace Furnace; reconnect any open ducts | Systematic Repairs | |

| 435 E 71st Street | | |
|---|--------------------|---|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation. | Systematic Repairs | Assuming 735 SF per floor of living space; Labor and Material (\$4) |
| Provide new wood wall base at all new flooring: 1/2" x 3 1/2" finger-jointed wood base with shoe mould where required. | Systematic Repairs | Assuming 225 LF per floor of wall base; Labor and Material (\$1.50) |
| New wood shaker style cabinetry at dwelling unit kitchens – all wood box, 2" wide meeting rails, double drawer glides, min. 3-ply hardwood drawer bottoms – Amberleaf, Echelon, or Procraft All cabinets and drawers in non-accessible units to be operable without U-pull. If not, U-pulls must be added. Provide open and removable cabinetry at accessible units. All cabinets and drawers in accessible units to have U-pull ADA hardware | Systematic Repairs | Avg 10 boxes per unit; \$300 per box material and labor |
| Install new 25" plastic laminate counter tops (Formica or equal) at dwelling units | Systematic Repairs | Furnish and install 15 LF |
| 100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout. | Systematic Repairs | |
| Repair water damage at entry ceilings and walls | Systematic Repairs | Assumes 125 SF per entry |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 9,500 SF Masonry |
| Repair mortar joints at cornice; Repair cornice | Systematic Repairs | Assumes 150 LF |
| Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer. | Systematic Repairs | Approximately 7 foot per lintel |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 20 LF per opening |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Remove existing security bars/ burglar gates on unit doors. | Secondary Repairs | Unit rear Egress |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 2 per Unit and 1 per floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 3 per Unit |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per floor |
| Add mop sink with controls at Janitor Closet/Utility | Secondary Repairs | Commercial spaces |

| 5116-5118 S Indiana Avenue | | |
|--|------------------------|--|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope. | current code violation | Allowance per unit |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | current code violation | Assumes 50 SF per unit |
| Remove refuse and debris from unit and building (this is a code violation in some buildings.) | current code violation | Remove Grills |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | current code violation | Install new doors with new locks |
| Remove inner vestibule door and frame and replace with storefront door and hardware complying with accessibility clearances. | current code violation | Install Lockable door |
| Provide new thermally broken storefront entrance system | current code violation | |
| Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches. | current code violation | |
| Porch repair - Structural Engineer to review existing conditions. | current code violation | Allowance |
| Repair/replace fencing. | current code violation | Get Permit for 5' fence or Replace - 150 LF in rear |
| Repair concrete/stone entry stoop/steps as needed. | current code violation | Rear Entry Stair |
| Flush radiators, install new traps. Repair if necessary. | current code violation | Check for Leaks and Repair |
| Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations | current code violation | Allowance |
| Relocate electric breaker panel access to comply with clearances and accessibility. | current code violation | Provide working space at 1F, maybe others |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | current code violation | Assume 3 per floor per entrance |
| Repair/replace or install electrical receptacles and switches & wiring. | current code violation | Assumes 24 per unit |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | Supplemental ground has been removed at West Elev. |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | current code violation | Corrugated PVC drainage in 61F kitchen. |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Hose Bibs + Assumes 5 connections per unit; radiators leaking. |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entrance |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement doors |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Boilers required to be protected by min 1 hr rated enclosure. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 4 per Unit and 1 per floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | Secondary Repairs | Assume 2 per floor per entrance |
| Provide hearing and visual impaired devices in 2% of units (local only) - this applies if there is funding requiring UFAS compliance | Secondary Repairs | CHA Housing Choice Voucher Program |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Add mop sink with controls at Janitor Closet/Utility | Secondary Repairs | |
| Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units. | Systematic Repairs | |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 8,250 SF Masonry |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Replace Heating boilers | Systematic Repairs | 1998 Boiler |

| 5119 - 5121 S Prairie Avenue | | |
|--|--------------------|--|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement doors |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 5 per Unit and 1 per corridor floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 4 per Unit |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | Secondary Repairs | Assume 2 per corridor floor |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per corridor floor |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Add mop sink with controls at Janitor Closet/Utility | Secondary Repairs | |
| Sand and refinish existing hardwood floors throughout. Provide transitions to adjacent flooring surfaces if not flush with hardwood. | Systematic Repairs | Assuming 540 SF per unit of living space; Labor and Material (\$4) |
| Supply and install 100% new Energy Star Dishwasher, Range/Microwave Hood, and Clothes Washer/Clothes Dryer by GE ADA appliances in accessible units. | Systematic Repairs | Hood only |
| Provide new 3/4" solid panel Landquist bifold doors and brushed alum U-pull hardware with continuous piano hinge at dwelling unit closets. Provide swing doors where partial replacement is needed within unit. | Systematic Repairs | Assumes 5 per unit - Utility |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Systematic Repairs | Laundry Area has open wall under stairs - Enclose or add access door |
| Structural Engineer to review existing structure and foundation/footing conditions. | Systematic Repairs | Floor sinks under weight of fridge. |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 10,350 SF Masonry |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | Systematic Repairs | Assumes 122 windows |

| 5156 S Indiana Avenue | | |
|--|------------------------|--|
| Repair | Priority | Notes |
| 100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout. | current code violation | |
| Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope | current code violation | Allowance per unit |
| Provide new thermally broken storefront entrance system | current code violation | |
| Provide new fire rated common area doors and frames with lever hardware and closer | current code violation | Basement door |
| Structural Engineer to review existing structure and foundation/footing conditions. | current code violation | Shore up basement columns |
| Exterminate pest infestations and provide complete assessment implementation for pest control. | current code violation | |
| Tuckpoint/repair masonry | current code violation | Assumes 5,700 SF Masonry |
| Replace missing and damaged window screens. | current code violation | Assumes 66 windows |
| Replace windows w/ new thermally-broken vinyl windows meeting CBC and energy code requirements. | current code violation | Assumes 66 windows |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | current code violation | Assumes 66 windows |
| Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide. | current code violation | |
| Keep units vacant and secure building. | current code violation | Motion to vacate |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | current code violation | Assume 5 per Unit and 1 per corridor floor |
| Abate sewage/seepage/leakage in basement and repair source. Further investigation required. | current code violation | |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entrance |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | Ceiling, walls, floor - water damage |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance - in same room with Gas |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | Assume 1 per floor per entrance |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | Secondary Repairs | Assume 2 per floor per entry |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per floor |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab. | Secondary Repairs | |
| Sand and refinish existing hardwood floors throughout. Provide transitions to adjacent flooring surfaces if not flush with hardwood. | Systematic Repairs | Assuming 930 SF per unit of living space; Labor and Material (\$4) |
| Provide new wood wall base at all new flooring: 1/2" x 3 1/2" finger-jointed wood base with shoe mould where required. | Systematic Repairs | Assuming 300 LF per unit of wall base; Labor and Material (\$1.50) |
| New wood shaker style cabinetry at dwelling unit kitchens – all wood box, 2" wide meeting rails, double drawer glides, min. 3-ply hardwood drawer bottoms – Amberleaf , Echelon , or Procraft | Systematic Repairs | Avg 10 boxes per unit; \$300 per box material and labor |
| All cabinets and drawers in non-accessible units to be operable without U-pull. If not, U-pulls must be added. Provide open and removable cabinetry at accessible units. All cabinets and drawers in accessible units to have U-pull ADA hardware | Systematic Repairs | |
| Provide 2.0 gpm Moen shower w/ controls. Provide hand shower on 36" slide bar at accessible units. | Systematic Repairs | Furnish and install |
| Provide fiberglass bath tubs | Systematic Repairs | Furnish and install |
| Provide new 3/4" solid panel Landquist bifold doors and brushed alum U-pull hardware with continuous piano hinge at dwelling unit closets. Provide swing doors where partial replacement is needed within unit. | Systematic Repairs | Assumes 5 per unit |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | Systematic Repairs | Garden Units |
| Prime and paint all interior walls, ceilings, doors, and trim to remain in units. 100% no-VOC finishes. 1 color. | Systematic Repairs | |
| Porch repair - Structural Engineer to review existing conditions. | Systematic Repairs | Allowance - front porch |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening - not at replaced windows |
| Repair/replace fencing. | Systematic Repairs | Allowance - Front Fence |

| 5226 S Michigan Avenue | | |
|--|------------------------|--|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation. | current code violation | Assuming 1400 SF per unit of living space; Labor and Material (\$4) |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | current code violation | mold |
| Provide protection of underside of wood framed common stairs to comply with code. | current code violation | |
| Provide new fire rated common area doors and frames with lever hardware and closer | current code violation | Basement doors, Door under Stair |
| Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches. | current code violation | Unit 2S |
| Porch repair - Structural Engineer to review existing conditions. | current code violation | Allowance for front and rear porches. Columns notched improperly. Rails loose and pulling. |
| Repair/replace coping. Where none exists, add metal coping or flashing w/ drip edge underneath existing limestone cap. | current code violation | South Elevation |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | current code violation | Assume 5 per Unit and 1 per corridor floor |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | current code violation | Assume 2 per corridor floor |
| Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations | current code violation | Allowance |
| Relocate electric breaker panel access to comply with clearances and accessibility. | current code violation | Units 2S, GN, and where required - provide working space at panels |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | current code violation | Assume 1 per corridor floor |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | current code violation | Allowance of 4 per unit |
| Repair/replace or install electrical receptacles and switches & wiring. | current code violation | Assuming 30 receptacles/unit. Replace Broken trim plates where required. |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | Requires city of Chicago main service inspection no access provided. |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | current code violation | Unapproved flex supply and tubular drainage. |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Assumes 8 per unit + restore hot water. Unit 2S |
| Replace Furnace; reconnect any open ducts | current code violation | Provide fire separation for furnace closet in units-plenum rated |
| Replace Domestic Water Heater | current code violation | (8) 40 Gallon - End of Life - Unit 2S Hot water not working. |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 3 per Unit |
| Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope | Systematic Repairs | Allowance per unit |
| Provide new thermally broken storefront entrance system | Systematic Repairs | |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 9,000 SF Masonry |
| Repair mortar joints at cornice; Repair cornice | Systematic Repairs | Assumes 50 LF |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |

| 5600 S Michigan Avenue | | |
|--|------------------------|--|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Remove refuse and debris from unit and building (this is a code violation in some buildings.) | current code violation | Also in Common Spaces and Exterior |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | current code violation | |
| Install new Mohawk Spectrum V 1 color broadloom carpet at hallways and stairs. | current code violation | Assumes 400 SF total |
| Repair/replace damaged and deflecting stairs, risers, and treads. | current code violation | Front Entry Stairs |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | current code violation | |
| Provide new thermally broken storefront entrance system | current code violation | |
| Provide new cast aluminum stud-mount House #s mounted to building exterior for each address. | current code violation | |
| Prime and paint all interior walls, ceilings, doors, and trim to remain in common areas. 100% no-VOC finishes. 3 colors. | current code violation | Allowance per floor per entrance. Install chair rail |
| Exterminate pest infestations and provide complete assessment implementation for pest control. | current code violation | |
| Facade Examination | current code violation | A+E |
| Replace missing and damaged window screens. | current code violation | Assumes 112 windows |
| Replace windows w/ new thermally-broken vinyl windows meeting CBC and energy code requirements. | current code violation | Assumes 112 windows |
| Keep units vacant and secure building. | current code violation | |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | current code violation | Assume 2 per floor per entrance |
| Provide conduit and power as required and security cameras with computer interface for new locations at entry and alley (6-8 cameras total). | current code violation | Allowance for 8 new cameras installed |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Hose Bib. Could not Access Basement. Confirm hot water operational |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entrance |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement doors |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | Could not Access Basement |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Could not Access Basement |
| Structural Engineer to review existing structure and foundation/footing conditions. | Secondary Repairs | Could not Access Basement |
| Provide matching brick/mortar infill at unused openings on the ground floor. | Secondary Repairs | Assumes 8 SF/opening |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 5 per Unit and 1 per floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 4 per Unit |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per floor per entrance |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units. | Systematic Repairs | missing appliances |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 7,650 SF Masonry |
| Repair mortar joints at cornice; Repair cornice | Systematic Repairs | Assumes 120 LF |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | Systematic Repairs | Assumes 112 windows |

| 5700 S Calumet Avenue | | |
|--|------------------------|---|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | current code violation | |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | current code violation | |
| Provide new cast aluminum stud-mount House #'s mounted to building exterior for each address. | current code violation | |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | current code violation | |
| Boilers required to be protected by min 1 hr rated enclosure. | current code violation | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | current code violation | |
| Structural Engineer to review existing structure and foundation/footing conditions. | current code violation | Structural Issues / Rust Temporary posts |
| Exterminate pest infestations and provide complete assessment implementation for pest control. | current code violation | |
| Tuckpoint/repair masonry | current code violation | Assumes 10,500 SF Masonry |
| Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer. | current code violation | Approximately 4 foot per lintel |
| Porch repair - Structural Engineer to review existing conditions. | current code violation | Allowance |
| Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide. | current code violation | Rear Stair to Basement |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | current code violation | Assume 2 per Unit and 1 per floor per entry |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | current code violation | Assume 2 per floor per entrance |
| Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations | current code violation | Allowance |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | current code violation | Assume 1 per floor per entrance |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | current code violation | Allowance of 4 per unit |
| Repair/replace or install electrical receptacles and switches & wiring. | current code violation | |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | Close open boxes, secure unsupported conduit. Repair/replace electrical affected by water leakage/damage. |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Expose for approval. Leak at electrical panels in basement. Plumbing work w/o permit to be exposed |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entrance |
| Provide protection of underside of wood framed common stairs to comply with code. | Secondary Repairs | |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | Assume 1 per floor per entrance |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | Assumes 1 bathroom |
| Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. <u>Metrofloor Engage Floating Floor</u> . Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation. | Systematic Repairs | Assuming 855 SF per unit of living space; Labor and Material (\$4) |
| Provide new wood wall base at all new flooring: 1/2" x 3 1/2" finger-jointed wood base with shoe mould where required. | Systematic Repairs | Assuming 250 LF per unit of wall base; Labor and Material (\$1.50) |
| New wood shaker style cabinetry at dwelling unit kitchens – all wood box, 2" wide meeting rails, double drawer glides, min. 3-ply hardwood drawer bottoms – <u>Amberleaf, Echelon, or Procraft</u> | Systematic Repairs | Avg 12 boxes per unit; \$300 per box material and labor |
| All cabinets and drawers in non-accessible units to be operable without U-pull. If not, U-pulls must be added. Provide open and removable cabinetry at accessible units. All cabinets and drawers in accessible units to have U-pull ADA hardware | Systematic Repairs | |
| Provide new 18 GA stainless steel, single basin kitchen sink w/ 2.0 gpm <u>Moen</u> single-handle faucet. ADA height in accessible units | Systematic Repairs | \$700 per unit Material and Labor |
| Install new 25" plastic laminate counter tops (Formica or equal) at dwelling units | Systematic Repairs | Furnish and install 12 LF |
| Echelon, Amberleaf, or Procraft natural maple shaker vanity cabinet with cultured marble top with integral sink in bathrooms | Systematic Repairs | Assumes 1 per unit |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | Systematic Repairs | significant water damage to walls / floor - Assume 500 SF per unit |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |

| 5701-07 S Calumet Avenue | | |
|--|------------------------|--|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Remove refuse and debris from unit and building (this is a code violation in some buildings.) | current code violation | Remove Abandoned vehicles from property |
| Repair/replace fencing. | current code violation | Fence over 5' - reduce height or obtain permit. Assumes 180 LF |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | current code violation | Assume 1 per floor per entrance |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 2 per Unit and 1 per floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | |
| Provide hearing and visual impaired devices in 2% of units (local only) - this applies if there is funding requiring UFAS compliance | Secondary Repairs | CHA - Housing Choice Voucher Program |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 3 per unit |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | Allowance per unit |
| Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab. | Secondary Repairs | |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 12,150 SF Masonry |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |

| 5720 S Michigan Avenue | | |
|--|--------------------|--|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement doors |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 4 per Unit and 1 per corridor floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | Assume 1 per floor per entrance |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 4 per Unit |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | Secondary Repairs | Assume 2 per corridor floor |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per corridor floor |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | Allowance per unit |
| Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor . Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation. | Systematic Repairs | Assuming 795 SF per unit of living space; Labor and Material (\$4) |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 7,200 SF Masonry |
| Repair/replace existing metal soffit, eaves, or fascia | Systematic Repairs | Eaves/fascia - Assumes 30 SF |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | Systematic Repairs | Assumes 60 Windows |
| Repair/replace Skylights | Systematic Repairs | |

| 5832 S Michigan Avenue | | |
|--|------------------------|--|
| Repair | Priority | Notes |
| Remove refuse and debris from unit and building (this is a code violation in some buildings.) | current code violation | |
| Keep units vacant and secure building. | current code violation | DAWGS in use. Plywood at doors to units |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | current code violation | Assume 2 per floor per entry + 4 for basement - open fixtures |
| Repair/replace or install electrical receptacles and switches & wiring. | current code violation | Assumes 30 per unit |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | Exposed Wires |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Assumes 8 per unit + 8 in basement. Hot & cold water not provided. |
| Abate sewage/seepage/leakage in basement and repair source. Further investigation required. | current code violation | |
| Camera scoping of basement sewer lines. (frequent back-ups in some lower units) | current code violation | Allowance |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entrance |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Provide protection of underside of wood framed common stairs to comply with code. | Secondary Repairs | Assumes 1 stair -Patching |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement door |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Porch repair - Structural Engineer to review existing conditions. | Secondary Repairs | Allowance |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 5 per Unit and 1 per corridor floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | Assume 1 per floor per entrance |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 5 per Unit |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per floor |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 5 per unit |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | Allowance per unit |
| Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab. | Secondary Repairs | |
| Install new 25" plastic laminate counter tops (Formica or equal) at dwelling units | Systematic Repairs | Furnish and install 10 LF |
| Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units. | Systematic Repairs | |
| Provide 100% new Toilet paper holder, robe hook, towel bars, shower curtain rod, by Gamco surface mounted mirrored medicine cabinets - Kohler Verdera. Provide grab bars in accessible units. | Systematic Repairs | Assumes 2 per unit except garden units |
| Echelon, Amberleaf, or Procraft natural maple shaker vanity cabinet with cultured marble top with integral sink in bathrooms | Systematic Repairs | |
| Provide new Moen 1.5 gpm single-handle faucet at non-accessible dwelling units with new escutcheons at wall and rigid piped supply | Systematic Repairs | Furnish and install |
| Provide 2.0 gpm Moen shower w/ controls. Provide hand shower on 36" slide bar at accessible units. | Systematic Repairs | Furnish and install |
| Provide fiberglass bath tubs | Systematic Repairs | Furnish and install |
| New 4x4 ceramic tile tub surround to 7'-0" AFF, 2 colors. American Olean Bright/Matte. Replace damaged greenboard substrate as needed. | Systematic Repairs | |
| Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope | Systematic Repairs | Allowance per unit |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | Systematic Repairs | Significant damage due to fire. Assumes 200 SF per unit |
| Repair water damage at entry ceilings and walls | Systematic Repairs | Assumes 75 SF |
| Provide new thermally broken storefront entrance system | Systematic Repairs | |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 6,300 SF Masonry |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening - not at replaced windows |
| Replace windows w/ new thermally-broken vinyl windows meeting CBC and energy code requirements. | Systematic Repairs | Assumes 120 windows |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | Systematic Repairs | Assumes 120 windows |
| Repair/replace Skylights | Systematic Repairs | |
| Replace Furnace; reconnect any open ducts | Systematic Repairs | |
| Replace Domestic Water Heater | Systematic Repairs | |

| 5910 S King Drive | | |
|--|------------------------|--|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | current code violation | Assuming 100 SF per unit |
| Install new Mohawk Spectrum V 1 color broadloom carpet at hallways and stairs. | current code violation | Assumes 160 SF total |
| Repair/replace damaged and deflecting stairs, risers, and treads. | current code violation | Some Treads Weak and Deflecting |
| Replace missing and damaged window screens. | current code violation | Assumes 72 windows |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | current code violation | Assume 5 per Unit and 1 per corridor floor |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | current code violation | Assume 2 per corridor floor |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | Designated Storage rooms require fire sparation |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 4 per Unit |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per corridor floor |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor . Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation. | Systematic Repairs | Assuming 1,030 SF per unit of living space; Labor and Material (\$4) |
| Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units. | Systematic Repairs | |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 5,850 SF Masonry |
| Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches. | Systematic Repairs | |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | Systematic Repairs | Assumes 72 windows |

| 612-14 W 77th/7655-57 S Lowe Avenue | | |
|--|------------------------|--|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | current code violation | Approximately 16 LF per opening - not at replaced windows |
| Significant brick repair/reconstruction of chimney and cap | current code violation | Replace Chimney Cap |
| Replace windows w/ new thermally-broken vinyl windows meeting CBC and energy code requirements. | current code violation | Assumes 77 windows |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | current code violation | Assume 2 per Unit and 1 per corridor floor |
| Replace Furnace; reconnect any open ducts | current code violation | 2nd floor furnace not working, some apartments with little/no heat |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entrance |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Porch repair - Structural Engineer to review existing conditions. | Secondary Repairs | Allowance |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 3 per Unit |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 3 per unit |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | Allowance per unit |
| Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation. | Systematic Repairs | Assuming 145 SF per unit of Kitchen; Labor and Material (\$4) |
| Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units. | Systematic Repairs | |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | Systematic Repairs | Assumes 50 SF per unit |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 8,550 SF Masonry |
| Repair mortar joints at cornice; Repair cornice | Systematic Repairs | |
| Repair/replace fencing. | Systematic Repairs | Assumes 320 LF |
| Repair/replace existing dysfunctional plumbing & leaky connections. | Systematic Repairs | Leaks in units and basement |
| Abate sewage/seepage/leakage in basement and repair source. Further investigation required. | Systematic Repairs | |

| 6123 S Prairie Avenue | | |
|--|------------------------|--|
| Repair | Priority | Notes |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | current code violation | Wall/Ceiling Damage esp in basement - mold |
| Remove refuse and debris from unit and building (this is a code violation in some buildings.) | current code violation | Remove combustible items from furnace room |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | current code violation | Unit 1N |
| Repair water damage at entry ceilings and walls | current code violation | Assumes 50 SF at Skylight |
| Repair/replace fencing. | current code violation | Fence over 5' tall, reduce height or obtain permit |
| Repair/replace Skylights | current code violation | |
| Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide. | current code violation | guardrails at front porch and rear |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | current code violation | Assume 4 per Unit and 1 per corridor floor |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | current code violation | Assume 2 per floor |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | current code violation | Assume 1 per floor |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | current code violation | Allowance of 4 per unit |
| Repair/replace or install electrical receptacles and switches & wiring. | current code violation | Assumes 22 receptacles per unit |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | Remove exposed wiring throughout units. Repair vandalized and water damaged electrical system. |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Assuming 6 per unit |
| Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses. | current code violation | 1N Kitchen Sink Drain |
| Replace Domestic Water Heater | current code violation | Missing Water Heater - (8) 40 Gallon |
| Provide cover for sump pit | current code violation | |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Remove existing security bars/ burglar gates on unit doors. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement door |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | |
| Porch repair - Structural Engineer to review existing conditions. | Secondary Repairs | Allowance - Front porch and porch railing |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 4 per Unit |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | In unit - Clearance |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | Allowance per unit |
| Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor . Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation. | Systematic Repairs | Assuming 970 SF per unit of living space; Labor and Material (\$4) |
| 100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout. | Systematic Repairs | |
| Provide new 3/4" solid panel Landquist bifold doors and brushed alum U-pull hardware with continuous piano hinge at dwelling unit closets. Provide swing doors where partial replacement is needed within unit. | Systematic Repairs | Assumes 4 per unit |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 5,550 SF Masonry |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening - not at replaced windows |
| Replace windows w/ new thermally-broken vinyl windows meeting CBC and energy code requirements. | Systematic Repairs | Assumes 84 windows |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | Systematic Repairs | Assumes 84 windows |
| Clean/replace awnings/canopies over entry | Systematic Repairs | porch roof |
| Replace Furnace; reconnect any open ducts | Systematic Repairs | |

| 614 E 71st Street (618-622 E. 71st St) | | |
|--|------------------------|--|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Provide new thermally broken storefront entrance system | current code violation | |
| Tuckpoint/repair masonry | current code violation | Assumes 10,500 SF Masonry |
| Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer. | current code violation | Approximately 5 foot per lintel |
| Sill repair and cleaning | current code violation | Approximately 3 foot per sill |
| Porch repair - Structural Engineer to review existing conditions. | current code violation | Allowance |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | Repair open wiring @ rear exterior |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Confirm hot water operational in units |
| Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses. | current code violation | Open Sewer, no traps in 618 3B |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entrance |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Provide and Install new 100% Accessible USPS approved recessed in-wall mailboxes w/ 1:10 parcel boxes. | Secondary Repairs | |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | Allowance |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Post ownership signage on exterior of building. Post "no loitering" signage on exterior. | Secondary Repairs | |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 2 per Unit and 1 per corridor floor |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 3 per Unit |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | Secondary Repairs | Assume 2 per corridor floor |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | In unit - Clearance |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per corridor floor |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | Allowance per unit |
| Provide cover for sump pit | Secondary Repairs | |
| Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation. | Systematic Repairs | Assuming 300 SF per unit of living space; Labor and Material (\$4) |
| Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units. | Systematic Repairs | |
| Provide new LED lights in existing locations at dwelling units. (All pull chain closet fixtures to be replaced with wall switched - See MEP scope for more information) | Systematic Repairs | \$75 Fixture allowance; \$75 for labor; Assuming 8 fixtures per unit |
| Remove and replace existing interior unit swing doors and hardware with SC wood and lever hardware | Systematic Repairs | Assumes 3 doors per unit |
| Install new closet wire shelving @ all dwelling units and common area closets. | Systematic Repairs | Assumes 1 per unit |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | Systematic Repairs | Assumes 30 SF per unit |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | Systematic Repairs | Assumes 108 windows (not including storefronts) |

| 6207 S King Drive | | |
|--|------------------------|--|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope. | current code violation | Allowance per unit |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | current code violation | Assuming 500 SF per unit |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | current code violation | |
| Install new Mohawk Spectrum V 1 color broadloom carpet at hallways and stairs. | current code violation | Assumes 320 SF per floor - Entry to basement |
| Provide new thermally broken storefront entrance system | current code violation | |
| Repair/replace existing metal soffit, eaves, or fascia | current code violation | Assuming 25 SF Eaves/fascia |
| Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer. | current code violation | Approximately 5 foot per lintel |
| Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches. | current code violation | |
| Repair/replace fencing. | current code violation | Chainlink fence/gate in rear - over 5' H |
| Replace windows w/ new thermally-broken vinyl windows meeting CBC and energy code requirements. | current code violation | Assumes 102 windows |
| Keep units vacant and secure building. | current code violation | |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | current code violation | Assume 5 per Unit and 1 per corridor floor |
| Provide accessible intercom system. Mount 15"-48" above grade. Weatherproof where exposed to the weather. | current code violation | |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | Extensive elec rehab - all elec ripped from walls |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entrance |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement door |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Could not enter basement - mold |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | Assume 1 per floor |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | Secondary Repairs | Assume 2 per floor per entry |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per floor + entry |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | Allowance per unit |
| Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units. | Systematic Repairs | |
| Echelon, Amberleaf, or Procraft natural maple shaker vanity cabinet with cultured marble top with integral sink in bathrooms | Systematic Repairs | |
| Provide new Moen 1.5 gpm single-handle faucet at non-accessible dwelling units with new escutcheons at wall and rigid piped supply | Systematic Repairs | Furnish and install |
| Provide 2.0 gpm Moen shower w/ controls. Provide hand shower on 36" slide bar at accessible units. | Systematic Repairs | Furnish and install |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 5,100 SF Masonry |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening - not at replaced windows |
| Repair/replace or install electrical receptacles and switches & wiring. | Systematic Repairs | Assume 30 per unit |
| Repair/replace existing dysfunctional plumbing & leaky connections. | Systematic Repairs | Extensive plumbing rehab - all plumbing ripped from walls. Assumes 6 fixtures per unit |
| Replace Furnace; reconnect any open ducts | Systematic Repairs | |
| Replace Domestic Water Heater | Systematic Repairs | |
| Replace riser galvanized piping. | Systematic Repairs | All copper stripped from units. Need new risers. |

| 6427 S Drexel Avenue | | |
|--|------------------------|---|
| Repair | Priority | Notes |
| Repair enamel on existing cast iron tubs. | current code violation | 2N |
| Provide new LED lights in existing locations at dwelling units. (All pull chain closet fixtures to be replaced with wall switched - See MEP scope for more information) | current code violation | \$75 Fixture + Labor allowance; Assuming 13 fixtures per unit -provide approved trim for shower light |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | current code violation | Assumes 75 SF per Unit. Unit 2N |
| Remove refuse and debris from unit and building (this is a code violation in some buildings.) | current code violation | Rear Porch |
| Remove inner vestibule door and frame and replace with storefront door and hardware complying with accessibility clearances. | current code violation | Common Hallway |
| Boilers required to be protected by min 1 hr rated enclosure. | current code violation | Properly fire rate furnace rooms; 1S and 2N |
| Structural Engineer to review existing structure and foundation/footing conditions. | current code violation | Lintels in basement |
| Exterminate pest infestations and provide complete assessment implementation for pest control. | current code violation | |
| Façade Examination | current code violation | A+E |
| Tuckpoint/repair masonry | current code violation | Assumes 5,400 SF Masonry |
| Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer. | current code violation | Approximately 5 foot per lintel - rusted at balconies |
| Repair/replace fencing. | current code violation | Wooden Fence. Assumes 70 LF - Over 5' |
| Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide. | current code violation | Entry Steps and Front Balconies |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | current code violation | Assume 5 per Unit and 1 per corridor floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | current code violation | |
| Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations | current code violation | Allowance |
| Provide accessible intercom system. Mount 15"-48" above grade. Weatherproof where exposed to the weather. | current code violation | |
| Remove and replace existing Romex/unapproved cable/flex conduit with codeworthy wiring. | current code violation | Replace electrical throughout |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | current code violation | Assume 1 per floor per entrance |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | service replacement with drawings/permits |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | current code violation | Allowance per unit |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Assumes 5 per unit. Water cleanliness |
| Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses. | current code violation | |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entrance |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement door |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Provide matching brick/mortar infill at unused openings on the ground floor. | Secondary Repairs | Assumes 21 SF/opening |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 5 per Unit |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | Secondary Repairs | Assume 2 per floor per entry |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Provide new 3/4" solid panel Landquist bifold doors and brushed alum U-pull hardware with continuous piano hinge at dwelling unit closets. Provide swing doors where partial replacement is needed within unit. | Systematic Repairs | Assumes 3 per unit |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Replace Furnace; reconnect any open ducts | Systematic Repairs | Fire caulk around all rated openings |
| Replace Domestic Water Heater | Systematic Repairs | |

| 6540 S Ellis Avenue | | |
|--|------------------------|--|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Porch repair - Structural Engineer to review existing conditions. | current code violation | Permits required |
| Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations | current code violation | Allowance |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | install mogul fittings, secure service riser, boxes, fixtures, raceways, etc |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor |
| Repair/replace damaged and deflecting stairs, risers, and treads. | Secondary Repairs | Low head height @ basement stair access |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement doors |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 6 per Unit and 1 per corridor floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 5 per Unit |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | Secondary Repairs | Assume 2 per corridor floor |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per corridor floor |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | Allowance per unit |
| Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab. | Secondary Repairs | |
| Provide cover for sump pit | Secondary Repairs | |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 5,500 SF Masonry |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Repair/replace Skylights | Systematic Repairs | |
| Replace Furnace; reconnect any open ducts | Systematic Repairs | |

| 6603 S Rhodes Avenue | | |
|--|------------------------|--|
| Repair | Priority | Notes |
| Provide new LED lights in existing locations at dwelling units. (All pull chain closet fixtures to be replaced with wall switched - See MEP scope for more information) | current code violation | \$75 Fixture allowance; \$75 for labor; Assuming 10 fixtures per unit. Unit 2S |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | current code violation | Assumes 300 SF/unit. Unit 2S |
| Provide new secure entry gate. Gate to be ADA compliant where applicable. | current code violation | |
| Provide new thermally broken storefront entrance system | current code violation | |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | current code violation | Allowance - seal all pipe penetrations |
| Exterminate pest infestations and provide complete assessment implementation for pest control. | current code violation | |
| Sill repair and cleaning | current code violation | Approximately 3 foot per sill |
| Repair/replace fencing. | current code violation | Fence over 5' feet tall - remove or obtain permit - Assumes 90 LF |
| Repair/replace roofing w/ building code and energy code compliant | current code violation | Could not access roof |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | current code violation | Assume 3 per Unit and 2 per floor |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | current code violation | Assume 2 per floor per entrance |
| Repair laundry exhaust and plumbing | current code violation | Repair laundry water supply and vents - submit permit |
| Provide accessible intercom system. Mount 15"-48" above grade. Weatherproof where exposed to the weather. | current code violation | |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | current code violation | Assume 1 per floor per entrance |
| Repair/replace or install electrical receptacles and switches & wiring. | current code violation | Replace corroded receptacles in 2S, and defectives throughout |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | Relocate service disconnect, requires permit |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | current code violation | Flex and tubular piping unit 2S |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Closed shower diverter, plumbing installed without permit |
| Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses. | current code violation | open sewer in laundry |
| Replace Heating boilers | current code violation | Replace boiler and Install backflow preventer |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entrance |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement doors |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Electrical currently shares with Laundry room |
| Porch repair - Structural Engineer to review existing conditions. | Secondary Repairs | Add 2nd means of egress. |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 3 per Unit |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Units in Closets |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Provide new 3/4" solid panel Landquist bifold doors and brushed alum U-pull hardware with continuous piano hinge at dwelling unit closets. Provide swing doors where partial replacement is needed within unit. | Systematic Repairs | Assumes 3 per unit |
| Repair water damage at entry ceilings and walls | Systematic Repairs | Assumes 200 SF |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 4,650 SF Masonry |
| Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer. | Systematic Repairs | Approximately 5 foot per lintel |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Repair baseboard heat in corridors and units. Includes new covers. | Systematic Repairs | Assumes 50 LF per unit |
| Replace Domestic Water Heater | Systematic Repairs | from 1998 |
| Abate sewage/seepage/leakage in basement and repair source. Further investigation required. | Systematic Repairs | |

| 6605 S Kimbark Avenue | | |
|--|------------------------|--|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Remove refuse and debris from unit and building (this is a code violation in some buildings.) | current code violation | Rear Yard Overgrown -Fire Hazard |
| Facade Examination | current code violation | A+E - Parapet: Loose Bricks, N Elev. Leaning In |
| Tuckpoint/repair masonry | current code violation | Assumes 6,600 SF Masonry |
| Repair/replace fencing. | current code violation | Fence over 5' - Reduce Height or Obtain Permit |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | current code violation | Assume 2 per Unit and 1 per floor |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | current code violation | Assume 2 per corridor floor |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | Weatherproof Box/cover on 3rd Floor Balcony |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entrance |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement doors |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Porch repair - Structural Engineer to review existing conditions. | Secondary Repairs | Bearing at building: Nailed connections |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Unsure of breaker location |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per floor per entrance |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | |
| Repair/replace damaged and deflecting stairs, risers, and treads. | Systematic Repairs | Loose Treads |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Repair/replace existing dysfunctional plumbing & leaky connections. | Systematic Repairs | laundry room floor drain/pan; exposed outdoor plumbing |

| 6611-13 S Ellis Avenue | | |
|--|------------------------|--|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Remove refuse and debris from unit and building (this is a code violation in some buildings.) | current code violation | Back Porches |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | current code violation | |
| Provide new secure entry gate. Gate to be ADA compliant where applicable. | current code violation | |
| Tuckpoint/repair masonry | current code violation | Assumes 5,100 SF Masonry |
| Porch repair - Structural Engineer to review existing conditions. | current code violation | Allowance |
| Repair/replace fencing. | current code violation | Fence over 5' - Reduce Height or Obtain Permit |
| Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations | current code violation | Rear Exterior - require fixture covers |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | current code violation | Allowance of 4 per unit + 8 exterior |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | Front Gate Wiring, loose wiring, |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Rear drain by porch |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement door |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | Could not access basement |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 4 per Unit and 1 per corridor floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 5 per Unit |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | Secondary Repairs | Assume 2 per floor |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per floor |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | Allowance per unit |
| Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrotile Engage Floating Floor . Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation. | Systematic Repairs | Assuming 710 SF per unit of living space; Labor and Material (\$4) - Wavy Flooring |
| Provide molded plastic shower base with integral shower surround. Shower base to be zero threshold at accessible units. | Systematic Repairs | |
| New 4x4 ceramic tile tub surround to 7'-0" AFF, 2 colors. American Olean Bright/Matte . Replace damaged greenboard substrate as needed. | Systematic Repairs | |
| Provide new thermally broken storefront entrance system | Systematic Repairs | |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening - not at replaced windows |
| Repair/replace Skylights | Systematic Repairs | |
| Replace Furnace; reconnect any open ducts | Systematic Repairs | |
| Abate sewage/seepage/leakage in basement and repair source. Further investigation required. | Systematic Repairs | Allowance |

| 1152-56 E 67th / 6656-6658 S Woodlawn Avenue | | |
|--|------------------------|---|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Remove refuse and debris from unit and building (this is a code violation in some buildings.) | current code violation | |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | current code violation | walls and ceiling |
| Boilers required to be protected by min 1 hr rated enclosure. | current code violation | |
| Structural Engineer to review existing structure and foundation/footing conditions. | current code violation | |
| Exterminate pest infestations and provide complete assessment implementation for pest control. | current code violation | |
| Façade Examination | current code violation | A+E |
| Tuckpoint/repair masonry | current code violation | Assumes 10,950 SF Masonry |
| Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer. | current code violation | Approximately 5 foot per lintel |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | current code violation | Assume 2 per Unit and 1 per floor |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | current code violation | Assume 2 per floor per entrance |
| Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations | current code violation | Allowance |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | current code violation | Assume 1 per floor per entrance |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | Provide support for conduit and Emergency Service Riser, repair corroded raceways |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | unapproved rubber couplings |
| Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses. | current code violation | |
| Abate sewage/seepage/leakage in basement and repair source. Further investigation required. | current code violation | Install missing cleanout covers in basement |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entrance |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement doors |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Provide matching brick/mortar infill at unused openings on the ground floor. | Secondary Repairs | Assumes 12 SF/opening |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | Assume 1 per floor per entrance |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 3 per Unit |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |

| 6820 S Cornell Avenue | | |
|--|------------------------|---|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | Secure unsupported box, raceways, server riser supports, replace rusted conduits, etc |
| Remove refuse and debris from unit and building (this is a code violation in some buildings.) | current code violation | Remove cooking equipment from rear enclosed porch |
| Provide new secure entry gate. Gate to be ADA compliant where applicable. | current code violation | Rear Gate |
| Repair/replace fencing. | current code violation | Rear - Chain Link Assuming 75 SF |
| Repair concrete/stone entry stoop/steps as needed. | current code violation | Larger Stair |
| Provide new fire rated common area doors and frames with lever hardware and closer | current code violation | Exterior Basement Door |
| Tuckpoint/repair masonry | current code violation | Assumes 5,700 SF Masonry |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | current code violation | Assumes 160 windows |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | current code violation | Assume 5 per Unit and 1 per corridor floor |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | current code violation | Assume 2 per corridor floor |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | current code violation | Assume 1 per corridor floor |
| Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer. | current code violation | Approximately 5 foot per lintel |
| Porch repair - Structural Engineer to review existing conditions. | current code violation | Allowance |
| Façade Examination | current code violation | A+E |
| Provide new LED lights in existing locations at dwelling units. (All pull chain closet fixtures to be replaced with wall switched - See MEP scope for more information) | current code violation | \$75 Fixture allowance; \$75 for labor; Assuming 12 fixtures per unit |
| Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide. | current code violation | |
| Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations | current code violation | |
| Provide accessible intercom system. Mount 15"-48" above grade. Weatherproof where exposed to the weather. | current code violation | |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement |
| Provide matching brick/mortar infill at unused openings on the ground floor. | Secondary Repairs | Assumes 8 SF each |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 3 per Unit |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | Allowance per unit |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Remove and replace existing Romex/unapproved cable/flex conduit with codeworthy wiring. | Secondary Repairs | Allowance |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Post ownership signage on exterior of building. Post "no loitering" signage on exterior. | Secondary Repairs | |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | |
| Provide cover for sump pit | Secondary Repairs | |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening - not at replaced windows |
| Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches. | Systematic Repairs | |
| Repair/replace gutters/scuppers and downspouts. | Systematic Repairs | |

| 6857 S King Drive | | |
|--|------------------------|--|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Provide new LED lights in existing locations at dwelling units. (All pull chain closet fixtures to be replaced with wall switched - See MEP scope for more information) | current code violation | \$75 Fixture allowance; \$75 for labor; Assuming 10 fixtures per unit - Some currently hanging by wiring |
| Provide new fire rated common area doors and frames with lever hardware and closer | current code violation | Basement doors |
| Facade Examination | current code violation | A+E - 6855 front parapet - step cracks and is shifting out |
| Tuckpoint/repair masonry | current code violation | Assumes 8,200 SF Masonry |
| Repair mortar joints at cornice; Repair cornice | current code violation | Assuming 250 LF |
| Sill repair and cleaning | current code violation | Approximately 3 foot per sill |
| Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches. | current code violation | |
| Porch repair - Structural Engineer to review existing conditions. | current code violation | Allowance |
| Replace missing and damaged window screens. | current code violation | Assumes 95 windows |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | current code violation | Assumes 95 windows |
| Repair/replace coping. Where none exists, add metal coping or flashing w/ drip edge underneath existing limestone cap. | current code violation | |
| Clean/replace awnings/canopies over entry | current code violation | |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Leak above unit 1N |
| Replace Furnace; reconnect any open ducts | current code violation | Dwelling units + Basement. Unit 1N |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entry |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 4 per Unit and 1 per corridor floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | Assume 1 per floor per entrance |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 3 per Unit |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | Secondary Repairs | Assume 2 per corridor floor |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Units - Clearance issues |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per corridor floor |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 3 per unit |
| Provide new wood wall base at all new flooring: 1/2" x 3 1/2" finger-jointed wood base with shoe mould where required. | Systematic Repairs | Assuming 230 LF per unit of wall base; Labor and Material (\$1.50) |
| Remove and replace existing interior unit swing doors and hardware with SC wood and lever hardware | Systematic Repairs | Assumes 5 doors per unit |
| Provide new 3/4" solid panel Landquist bifold doors and brushed alum U-pull hardware with continuous piano hinge at dwelling unit closets. Provide swing doors where partial replacement is needed within unit. | Systematic Repairs | Assumes 3 per unit |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Repair/replace or install electrical receptacles and switches & wiring. | Systematic Repairs | Assume 9 per unit |
| Replace Domestic Water Heater | Systematic Repairs | (7) 40-Gallon |
| Abate sewage/seepage/leakage in basement and repair source. Further investigation required. | Systematic Repairs | |

| 6901-07 S Prairie Avenue | | |
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| Portfolio: B | | |
| Repair | Priority | Notes |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | current code violation | |
| Repair water damage at entry ceilings and walls | current code violation | Assumes 400 SF + new basement kitchen enclosure. Tier 309 |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | current code violation | |
| Provide new thermally broken storefront entrance system | current code violation | |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | current code violation | Pipe penetrations should be sealed for 1 HR separation |
| Structural Engineer to review existing structure and foundation/footing conditions. | current code violation | Unverified post footings, rotting floor joists |
| Exterminate pest infestations and provide complete assessment implementation for pest control. | current code violation | |
| Porch repair - Structural Engineer to review existing conditions. | current code violation | Allowance |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | current code violation | Assume 3 per Unit and 1 per corridor floor |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | current code violation | Assume 3 per Unit |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | current code violation | Assume 2 per corridor floor |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | current code violation | Assume 1 per corridor floor |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | Service may be undersized. Secure raceways, ground services, repair main disconnect, meters, distrb. Equip. |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | current code violation | Allowance per unit |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Hose Bib - West Elevation |
| Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab. | current code violation | East Basement Bathroom Open floor drain |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement doors |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | Assume 1 per floor per entry |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Unsure of Panel Location |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| 100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout. | Systematic Repairs | |
| Remove and replace existing interior unit swing doors and hardware with SC wood and lever hardware | Systematic Repairs | Assumes 5 doors per unit |
| Provide and install new moisture-resistant painted MDF wood sills at windows, Extrira or equal. Provide scarf joint 16" up jamb from sill with new framing and drywall | Systematic Repairs | Assumes 191 windows |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 10,950 SF Masonry |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Repair/replace roofing w/ building code and energy code compliant | Systematic Repairs | Signs of leaking at 3rd floor unit. |
| Flush radiators, install new traps. Repair if necessary. | Systematic Repairs | Some Radiators have been stolen - replace |
| Abate sewage/seepage/leakage in basement and repair source. Further investigation required. | Systematic Repairs | |

| 2334-36 E 70th St/6948-52 S Oglesby Avenue | | |
|--|------------------------|--|
| Repair | Priority | Notes |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | current code violation | Assumes 50 SF per unit. MOLD 6952-2 |
| Remove refuse and debris from unit and building (this is a code violation in some buildings.) | current code violation | Rear Property & Egress |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | current code violation | |
| Repair water damage at entry ceilings and walls | current code violation | Assumes 100 SF per entry + laundry. MOLD |
| Provide new thermally broken storefront entrance system | current code violation | |
| Remove existing security bars/ burglar gates on unit doors. | current code violation | |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | current code violation | ceilings and floors, seal all pipe penetrations -throughout whole building |
| Structural Engineer to review existing structure and foundation/footing conditions. | current code violation | Improperly cut Joists |
| Exterminate pest infestations and provide complete assessment implementation for pest control. | current code violation | |
| Provide matching brick/mortar infill at unused openings on the ground floor. | current code violation | Assumes 45 openings, 15 SF ea |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | current code violation | Assumes 195 windows |
| Flush radiators, install new traps. Repair if necessary. | current code violation | Leaking Radiators - causing floor damage |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | current code violation | Assume 3 per Unit and 1 per corridor floor |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | current code violation | Assume 2 per corridor floor + 10 for basement |
| Provide accessible intercom system. Mount 15"-48" above grade. Weatherproof where exposed to the weather. | current code violation | |
| Remove and replace existing Romex/unapproved cable/flex conduit with codeworthy wiring. | current code violation | Cloth Wiring in Basement |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | current code violation | |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | current code violation | Allowance of 4 per unit |
| Repair/replace or install electrical receptacles and switches & wiring. | current code violation | 6948 2N Bathroom, 6950 1S Kitchen |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | Secure conduits, boxes. Remove abandoned conduit/boxes/equipment. Water damage electrical system at 6948 2N. |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | current code violation | Allowance per unit |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Insufficient pipe to support plumbing system. Hose bib needs vacuum breaker. |
| Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses. | current code violation | |
| Replace Heating boilers | current code violation | Requires new backflow preventer. (2) Boilers - 2014. |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Boilers required to be protected by min 1 hr rated enclosure. | Secondary Repairs | Ceiling Falling on Boiler |
| Porch repair - Structural Engineer to review existing conditions. | Secondary Repairs | Allowance |
| Post ownership signage on exterior of building. Post "no loitering" signage on exterior. | Secondary Repairs | |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 3 per Unit |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | In Units - Clearance Issues |
| Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab. | Secondary Repairs | |
| Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor . Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation. | Systematic Repairs | Assuming 945 SF per unit of living space; Labor and Material (\$4) |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 11,850 SF Masonry |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening - not at replaced windows |
| Significant brick repair/reconstruction of chimney and cap | Systematic Repairs | Chimney splitting at top. |
| Repair/replace roofing w/ building code and energy code compliant | Systematic Repairs | Needs recoating |
| Repair/replace Skylights | Systematic Repairs | |

| 7018 S Clyde Avenue | | |
|--|--------------------|---|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Remove existing security bars/ burglar gates on unit doors. | Secondary Repairs | Back Porch |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Facade Examination | Secondary Repairs | A+E |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 3 per Unit and 1 per corridor floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 3 per Unit |
| Remove and replace existing Romex/unapproved cable/flex conduit with codeworthy wiring. | Secondary Repairs | Allowance |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | In units - Closet clearance |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | Allowance per unit |
| Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation. | Systematic Repairs | Assuming 1040 SF per unit of living rooms; Labor and Material (\$4) |
| Provide new wood wall base at all new flooring: 1/2" x 3 1/2" finger-jointed wood base with shoe mould where required. | Systematic Repairs | Assuming 275 LF per unit of wall base; Labor and Material (\$1.50) |
| Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units. | Systematic Repairs | |
| Provide 2.0 gpm Moen shower w/ controls. Provide hand shower on 36" slide bar at accessible units. | Systematic Repairs | Furnish and install |
| Remove and replace existing interior unit swing doors and hardware with SC wood and lever hardware | Systematic Repairs | Assumes 3 doors per unit |
| Provide new 3/4" solid panel Landquist bifold doors and brushed alum U-pull hardware with continuous piano hinge at dwelling unit closets. Provide swing doors where partial replacement is needed within unit. | Systematic Repairs | Assumes 3 per unit |
| Prime and paint all interior walls, ceilings, doors, and trim to remain in units. 100% no-VOC finishes. 1 color. | Systematic Repairs | |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 8,250 SF Masonry |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening - not at replaced windows |
| Repair/replace roofing w/ building code and energy code compliant | Systematic Repairs | Leaks present |

| 7103 S Emerald/721-29 W 71st Street | | |
|--|--------------------|--|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement door |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Porch repair - Structural Engineer to review existing conditions. | Secondary Repairs | Allowance |
| Provide matching brick/mortar infill at unused openings on the ground floor. | Secondary Repairs | assumes 18 openings at 8 SF Ea. |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 3 per Unit and 1 per corridor floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 4 per Unit |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | Secondary Repairs | Assume 2 per floor |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per floor |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | Allowance per unit |
| Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation. | Systematic Repairs | Assuming 710 SF per unit of living space; Labor and Material (\$4) |
| New wood shaker style cabinetry at dwelling unit kitchens – all wood box, 2" wide meeting rails, double drawer glides, min. 3-ply hardwood drawer bottoms – <i>Amberleaf, Echelon, or Procraft</i> All cabinets and drawers in non-accessible units to be operable without U-pull. If not, U-pulls must be added. Provide open and removable cabinetry at accessible units. All cabinets and drawers in accessible units to have U-pull ADA hardware | Systematic Repairs | Avg 8 boxes per unit; \$300 per box material and labor. Bases need replacing Uppers mostly good |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | Systematic Repairs | Assumes 50 SF per unit |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 7,050 SF Masonry |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Repair/replace existing dysfunctional plumbing & leaky connections. | Systematic Repairs | Leaks in back corner of basement ceiling |
| Abate sewage/seepage/leakage in basement and repair source. Further investigation required. | Systematic Repairs | |

| 7511 S Yale Avenue | | |
|--|------------------------|--|
| Repair | Priority | Notes |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | current code violation | Assumes 50 SF per unit. Unit 7519-3W |
| Remove refuse and debris from unit and building (this is a code violation in some buildings.) | current code violation | |
| Provide new secure entry gate. Gate to be ADA compliant where applicable. | current code violation | Rear Gate |
| Remove existing security bars/ burglar gates on unit doors. | current code violation | |
| Exterminate pest infestations and provide complete assessment implementation for pest control. | current code violation | |
| Provide matching brick/mortar infill at unused openings on the ground floor. | current code violation | Assumes 20 SF per opening |
| Repair/replace fencing. | current code violation | Assumes 60 LF -Fence over 5' - reduce height or obtain permit |
| Replace missing and damaged window screens. | current code violation | Assumes 317 windows |
| Repair concrete/stone entry stoop/steps as needed. | current code violation | stairs to basement |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | current code violation | Assume 4 per Unit and 1 per floor |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | current code violation | Assume 2 per floor per entrance |
| Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations | current code violation | Allowance |
| Provide accessible intercom system. Mount 15"-48" above grade. Weatherproof where exposed to the weather. | current code violation | 7511 and throughout |
| Remove and replace existing Romex/unapproved cable/flex conduit with codeworthy wiring. | current code violation | |
| Relocate electric breaker panel access to comply with clearances and accessibility. | current code violation | Provide working space. Secure panel covers, install panel fillers. |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | current code violation | Assume 1 per floor per entrance |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | current code violation | Allowance of 4 per unit |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | Deteriorated service conductors, service appears undersized. |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | current code violation | |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Uncapped Gas Piping. Unit 5719-1W |
| Replace Domestic Water Heater | current code violation | 2014 - need safe pan and discharge piping at all HWHs. |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entrance |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement doors |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Porch repair - Structural Engineer to review existing conditions. | Secondary Repairs | Allowance |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 4 per Unit |
| Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab. | Secondary Repairs | |
| Repair enamel on existing cast iron tubs. | Systematic Repairs | |
| 100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout. | Systematic Repairs | |
| Remove and replace existing interior unit swing doors and hardware with SC wood and lever hardware | Systematic Repairs | Assumes 4 doors per unit |
| Provide new 3/4" solid panel Landquist bifold doors and brushed alum U-pull hardware with continuous piano hinge at dwelling unit closets. Provide swing doors where partial replacement is needed within unit. | Systematic Repairs | Assumes 3 per unit |
| Install new closet wire shelving @ all dwelling units and common area closets. | Systematic Repairs | Assumes 3 per unit |
| Provide new thermally broken storefront entrance system | Systematic Repairs | |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 20,700 SF Masonry |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Abate sewage/seepage/leakage in basement and repair source. Further investigation required. | Systematic Repairs | |

| 7556 S Eggleston Avenue | | |
|--|------------------------|--|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | current code violation | |
| Remove existing security bars/ burglar gates on unit doors. | current code violation | Units 1W, 1E, 2W |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement door |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Provide matching brick/mortar infill at unused openings on the ground floor. | Secondary Repairs | Assumes 8 SF / opening |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 3 per Unit and 1 per corridor floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 3 per Unit |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | Secondary Repairs | Assume 2 per floor |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per floor |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Repair/replace or install electrical receptacles and switches & wiring. | Secondary Repairs | Assumes 20 outlets per unit |
| Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab. | Secondary Repairs | |
| Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation. | Systematic Repairs | Assuming 705 SF per unit of living space; Labor and Material (\$4) |
| Provide new wood wall base at all new flooring: 1/2" x 3 1/2" finger-jointed wood base with shoe mould where required. | Systematic Repairs | Assuming 250 LF per unit of wall base; Labor and Material (\$1.50) |
| Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units. | Systematic Repairs | |
| Repair enamel on existing cast iron tubs. | Systematic Repairs | |
| 100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout. | Systematic Repairs | |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | Systematic Repairs | Assumes 50 SF per unit |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 8,850 SF Masonry |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | Systematic Repairs | Assumes 170 windows |
| Flush radiators, install new traps. Repair if necessary. | Systematic Repairs | Some Leaking causing water damage |
| Repair/replace existing dysfunctional plumbing & leaky connections. | Systematic Repairs | Assumes 10 plumbing connections per unit |

| 7600 - 7634 S Stewart Avenue | | |
|--|--------------------|--|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Repair/replace damaged and deflecting stairs, risers, and treads. | Secondary Repairs | Open stair mid-landings are too small at 7600 and 7620 |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | Open stairs 7600 and 7620 |
| Provide and Install new 100% Accessible USPS approved recessed in-wall mailboxes w/ 1:10 parcel boxes. | Secondary Repairs | |
| Provide modernization of existing elevator equipment and elevator cab upgrade | Secondary Repairs | 7600 and 7620 |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Mechanical room doors |
| Repair concrete ceilings in boiler room areas (investigate drainage of parking area above). Replace or install waterproofing membrane under parking substrate. | Secondary Repairs | Allowance |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | 7620 |
| Boilers required to be protected by min 1 hr rated enclosure. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 2 per Unit and 1 per floor per entry |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | Assume 1 per floor per entrance |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 3 per Unit |
| Provide accessible intercom system. Mount 15"-48" above grade. Weatherproof where exposed to the weather. | Secondary Repairs | |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | In units in Buildings 7600, 7632. Confirm in Bldg 7620 |
| Provide hearing and visual impaired devices in 2% of units (local only) - this applies if there is funding requiring UFAS compliance | Secondary Repairs | |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | Allowance per unit |
| Add mop sink with controls at Janitor Closet/Utility | Secondary Repairs | |
| Provide new 3/4" solid panel Landquist bifold doors and brushed alum U-pull hardware with continuous piano hinge at dwelling unit closets. Provide swing doors where partial replacement is needed within unit. | Systematic Repairs | Assumes 3 per unit |
| Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope | Systematic Repairs | Allowance per unit |
| Prime and paint all interior walls, ceilings, doors, and trim to remain in units. 100% no-VOC finishes. 1 color. | Systematic Repairs | |
| Exterminate pest infestations and provide complete assessment implementation for pest control. | Systematic Repairs | Bedbugs in 7632 |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 10,350 SF Masonry |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Repair/replace existing dysfunctional plumbing & leaky connections. | Systematic Repairs | Misc leaks in units and corridor |

| 400-10 W. 77th / 7640 S Stewart Avenue | | |
|--|------------------------|--|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Remove refuse and debris from unit and building (this is a code violation in some buildings.) | current code violation | |
| Provide new secure entry gate. Gate to be ADA compliant where applicable. | current code violation | One per ctyd entrance |
| Facade Examination | current code violation | A+E |
| Tuckpoint/repair masonry | current code violation | Assumes 41,800 SF Masonry |
| Repair mortar joints at cornice; Repair cornice | current code violation | |
| Sill repair and cleaning | current code violation | Approximately 3 foot per sill |
| Porch repair - Structural Engineer to review existing conditions. | current code violation | Allowance |
| Post ownership signage on exterior of building. Post "no loitering" signage on exterior. | current code violation | |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | current code violation | Many windows are boarded up |
| Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations | current code violation | Allowance |
| Provide conduit and power as required and security cameras with computer interface for new locations at entry and alley (6-8 cameras total). | current code violation | Allowance for 8 new cameras installed. Some already existing |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | support cable wiring, support pipes, cover outlet/junction boxes |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entrance |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Boilers required to be protected by min 1 hr rated enclosure. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 3 per Unit and 1 per floor per entry |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 3 per Unit |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per floor per entrance |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | Systematic Repairs | Mold in garden unit |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses. | Systematic Repairs | Active leak at rear entry |

| 8030 S Yates Boulevard | | |
|--|------------------------|--|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor . Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation. | current code violation | Assuming 140 SF per unit of living space; Labor and Material (\$4) |
| Remove refuse and debris from unit and building (this is a code violation in some buildings.) | current code violation | Basement Area |
| Repair/replace damaged and deflecting stairs, risers, and treads. | current code violation | Stairs loose, landing soft |
| Provide new thermally broken storefront entrance system | current code violation | |
| Provide new fire rated common area doors and frames with lever hardware and closer | current code violation | Basement doors - interior and exterior |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | current code violation | |
| Façade Examination | current code violation | A+E east and north walls buckling out - reset bricks |
| Tuckpoint/repair masonry | current code violation | Assumes 6,700 SF Masonry |
| Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer. | current code violation | Approximately 5 foot per lintel - East Elevation |
| Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches. | current code violation | Unit 1W |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | current code violation | Assumes 60 windows |
| Clean/replace awnings/canopies over entry | current code violation | Front Entry |
| Clean gutters/scuppers and downspouts. | current code violation | |
| 100% new wall-hung lavatories at accessible units w/ Moen 1.5 gpm single-handle faucet at accessible dwelling units with new escutcheons at wall and rigid piped supply | Secondary Repairs | Furnish and install |
| Provide molded plastic shower base with integral shower surround. Shower base to be zero threshold at accessible units. | Secondary Repairs | |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor - split levels |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Remove entry ramp and stair. Provide new 1:12 max concrete ramp with hand and guard rails at front and back entry. Landing to accommodate required door clearances. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | |
| Porch repair - Structural Engineer to review existing conditions. | Secondary Repairs | Non-compliant footings |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 3 per Unit and 1 per corridor floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | Assume 1 per floor per entrance |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 3 per Unit |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | Secondary Repairs | Assume 2 per corridor floor |
| Provide accessible intercom system. Mount 15"-48" above grade. Weatherproof where exposed to the weather. | Secondary Repairs | |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Unit - Clearance Issues |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | Allowance per unit |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Repair dented/damaged window capping. | Systematic Repairs | Assumes 60 windows |
| Clean existing ducts for bathrooms/kitchens | Systematic Repairs | Allowance |

| 8143 - 8145 S. Ellis Avenue | | |
|--|--------------------|--|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Sand and refinish existing hardwood floors throughout. Provide transitions to adjacent flooring surfaces if not flush with hardwood. | Systematic Repairs | Assuming 565 SF per unit of living space; Labor and Material (\$4) |
| Repair enamel on existing cast iron tubs. | Systematic Repairs | |
| Prime and paint all interior walls, ceilings, doors, and trim to remain in common areas. 100% no-VOC finishes. 3 colors. | Systematic Repairs | |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 16,400 SF Masonry |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening - At Glass block and Doors only |
| Repair/replace existing dysfunctional plumbing & leaky connections. | Systematic Repairs | Investigate exposed piping wrapped in fiberglass on exterior |
| Replace Heating boilers | Systematic Repairs | Repair leak in steam radiator piping |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 2 per Unit and 1 per floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement |
| Provide hearing and visual impaired devices in 2% of units (local only) - this applies if there is funding requiring UFAS compliance | Secondary Repairs | CHA voucher holders? |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per floor per entrance |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 3 per unit |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | Allowance per unit |

| 8229 S Langley Avenue | | |
|--|--------------------|--|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entrance |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement door |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 5 per Unit and 1 per corridor floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | Allowance per unit + basement |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 5 per Unit |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | Secondary Repairs | Assume 2 per floor |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Unsure of Panel Location |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per floor |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | Allowance per unit + basement |
| Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor . Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation. | Systematic Repairs | Assuming 1,060 SF per unit of living space; Labor and Material (\$4) |
| Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope | Systematic Repairs | Allowance per unit |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | Systematic Repairs | Assuming 100 SF per unit |
| Provide new thermally broken storefront entrance system | Systematic Repairs | |
| Repair/replace vinyl siding | Systematic Repairs | Assumes 1,400 SF Siding |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 7,500 SF Masonry |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | Systematic Repairs | Assumes 77 windows |
| Abate sewage/seepage/leakage in basement and repair source. Further investigation required. | Systematic Repairs | |

| 8251 S Drexel Avenue | | |
|--|------------------------|--|
| Portfolio: B | | |
| Repair | Priority | Notes |
| Provide new secure entry gate. Gate to be ADA compliant where applicable. | current code violation | |
| Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer. | current code violation | Approximately 5 foot/ lintel - capping rusted & failing |
| Repair/replace fencing. | current code violation | Fence over 5', remove, reduce height or obtain permit |
| Tuckpoint, re-roof and replace damaged doors on garages. | current code violation | |
| Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations | current code violation | Allowance |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | Close open boxes throughout, install supports for service riser. |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Leaks South side between 1st floor and basement. Add vacuum breaker & shutoff to hose bib. |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement door |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Boilers required to be protected by min 1 hr rated enclosure. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 3 per Unit and 1 per corridor floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 3 per Unit |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | Secondary Repairs | Assume 2 per floor |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per floor |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Repair/replace or install electrical receptacles and switches & wiring. | Secondary Repairs | Assuming 28 per unit |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | Allowance per unit |
| Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab. | Secondary Repairs | Sump |
| Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrotile Engage Floating Floor . Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation. | Systematic Repairs | Assuming 920 SF per unit of living space; Labor and Material (\$4) |
| Provide new LED lights in existing locations at dwelling units. (All pull chain closet fixtures to be replaced with wall switched - See MEP scope for more information) | Systematic Repairs | \$75 Fixture allowance; \$75 for labor; Assuming 12 fixtures per unit |
| Remove and replace existing interior unit swing doors and hardware with SC wood and lever hardware | Systematic Repairs | Assumes 4 doors per unit |
| Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope | Systematic Repairs | Allowance per unit |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | Systematic Repairs | |
| Structural Engineer to review existing structure and foundation/footing conditions. | Systematic Repairs | Assumes 6,600 SF Masonry |
| Tuckpoint/repair masonry | Systematic Repairs | |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | Systematic Repairs | Assumes 97 windows |
| Abate sewage/seepage/leakage in basement and repair source. Further investigation required. | Systematic Repairs | Repair water leaks |

**BHF CHICAGO HOUSING
GROUP C LLC**

BHF Chicago Housing Group C LLC– Rehabilitation Costs

| Property Address | Current Code Violation |
|---|------------------------|
| 1418-1420 E 67th Place | \$ 38,976.00 |
| 3652-54 S Indiana Avenue | \$ 165,079.60 |
| 3656-58 S Indiana Avenue | \$ 60,575.20 |
| 444-46 E 50th / 4952-56 S Vincennes Avenue | \$ 26,276.32 |
| 4956-58 S Michigan Avenue | \$ - |
| 5715-17 S Indiana Avenue | \$ 144,828.32 |
| 63-73 E 69th / 6900-08 S Michigan Ave | \$ 381,120.32 |
| 6605-07 S Greenwood Avenue | \$ 44,660.00 |
| 6609-11 S Greenwood Avenue | \$ 145,023.20 |
| 6800-02 S Clyde Avenue | \$ 148,758.40 |
| 734-36 E 95th Street | \$ 285,791.52 |
| 8056 S Ellis Avenue | \$ 99,713.60 |
| 8100 S Evans Avenue / 725-715 W 81st Street | \$ 65,349.76 |
| 8200 S Evans Avenue | \$ 347,389.84 |
| 9032-34 S Dauphin Avenue | \$ 146,868.06 |
| 9300 S Bishop Street | \$ 130,085.65 |
| 9942 S Walden Parkway | \$ 37,871.68 |
| Total | \$ 2,268,367.47 |

| Property Address | Property Total |
|---|------------------------|
| 1418-1420 E 67th Place | \$ 163,991.52 |
| 3652-54 S Indiana Avenue | \$ 507,413.93 |
| 3656-58 S Indiana Avenue | \$ 231,332.95 |
| 444-46 E 50th / 4952-56 S Vincennes Avenue | \$ 85,909.60 |
| 4956-58 S Michigan Avenue | \$ 332,059.28 |
| 5715-17 S Indiana Avenue | \$ 415,841.44 |
| 63-73 E 69th / 6900-08 S Michigan Ave | \$ 812,662.59 |
| 6605-07 S Greenwood Avenue | \$ 180,575.81 |
| 6609-11 S Greenwood Avenue | \$ 238,279.78 |
| 6800-02 S Clyde Avenue | \$ 532,360.19 |
| 734-36 E 95th Street | \$ 385,427.17 |
| 8056 S Ellis Avenue | \$ 301,011.65 |
| 8100 S Evans Avenue / 725-715 W 81st Street | \$ 330,727.60 |
| 8200 S Evans Avenue | \$ 723,592.69 |
| 9032-34 S Dauphin Avenue | \$ 287,454.50 |
| 9300 S Bishop Street | \$ 612,296.72 |
| 9942 S Walden Parkway | \$ 196,415.65 |
| Total | \$ 6,337,353.06 |

BHF Chicago Housing Group C LLC

Outstanding Repair Items

| 1418-1420 E 67th Place | | |
|--|------------------------|--|
| Portfolio C | | |
| Repair | Priority | Notes |
| Remove refuse and debris from unit and building (this is a code violation in some buildings.) | current code violation | |
| Relocate electric breaker panel access to comply with clearances and accessibility. | current code violation | Located in Basement |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entrance |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement door |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | Allowance |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Exterminate pest infestations and provide complete assessment implementation for pest control. | Secondary Repairs | |
| Tuckpoint/repair masonry | Secondary Repairs | Assumes 5,100 SF Masonry |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 2 per Unit and 1 per corridor floor |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 4 per Unit |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per corridor floor |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | Allowance per unit |
| Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units. | Systematic Repairs | fridge missing |
| Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer. | Systematic Repairs | Approximately 3 foot per lintel |
| Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches. | Systematic Repairs | |
| Replace Domestic Water Heater | Systematic Repairs | (1) 100 Gal - 1996, leaking |

| 3652-54 S Indiana Avenue | | | |
|--|------------------------|---|--|
| Portfolio: C | | | |
| Repair | Priority | Notes | |
| Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope | current code violation | Allowance per unit | |
| Remove refuse and debris from unit and building (this is a code violation in some buildings.) | current code violation | | |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | current code violation | | |
| Repair/replace damaged and deflecting stairs, risers, and treads. | current code violation | | |
| Provide new secure entry gate. Gate to be ADA compliant where applicable. | current code violation | | |
| Remove inner vestibule door and frame and replace with storefront door and hardware complying with accessibility clearances. | current code violation | | |
| Provide new fire rated common area doors and frames with lever hardware and closer | current code violation | Basement doors | |
| Provide matching brick/mortar infill at unused openings on the ground floor. | current code violation | Provide plans/permits for current infill | |
| Scrape and paint iron fencing/railings. | current code violation | Fence is over 5' H - obtain permit to keep as-is | |
| Repair/replace fencing. | current code violation | Fence is over 5' H - obtain permit to keep as-is | |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | current code violation | Assumes 66 windows | |
| Repair concrete/stone entry stoop/steps as needed. | current code violation | East entry | |
| Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide. | current code violation | basement stair | |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | current code violation | Assume 6 per Unit | |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | current code violation | Assume 2 per corridor floor | |
| Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations | current code violation | Allowance | |
| Provide accessible intercom system. Mount 15"-48" above grade. Weatherproof where exposed to the weather. | current code violation | | |
| Remove and replace existing Romex/unapproved cable/flex conduit with codeworthy wiring. | current code violation | Replace protruding conduit wires & cord-wired fixtures. Manage low voltage wiring. Replace water-damaged elec | |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | current code violation | Assume 1 per floor per entrance | |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | current code violation | Allowance of 4 per unit | |
| Repair/replace or install electrical receptacles and switches & wiring. | current code violation | #3S Furnace room | |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | Repair broken elec svc head; corroded conduits, etc. | |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | current code violation | Allowance per unit | |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Provide vacuum breaker to East hose bib; Replace corrugated waste at 1N kitchen | |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor | |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | | |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance | |
| Porch repair - Structural Engineer to review existing conditions. | Secondary Repairs | Allowance | |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 8 per Unit and 1 per corridor floor | |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | | |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement | |
| Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units. | Systematic Repairs | | |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 6,750 SF Masonry | |
| Repair mortar joints at cornice; Repair cornice | Systematic Repairs | | |
| Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer. | Systematic Repairs | Approximately 5 foot per lintel | |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening | |
| Repair/replace missing and damaged glass block. | Systematic Repairs | Assumes 10 glass block windows | |
| Repair/replace Skylights | Systematic Repairs | | |
| Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation. | Systematic Repairs | Assuming 1,000 SF per floor of living space; Labor and Material (\$4) | |

| 3656-58 S Indiana Avenue | | |
|--|------------------------|---|
| Portfolio: C | | |
| Repair | Priority | Notes |
| Provide 2.0 gpm Moen shower w/ controls. Provide hand shower on 36" slide bar at accessible units. | current code violation | Furnish and install |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | current code violation | |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | current code violation | |
| Remove inner vestibule door and frame and replace with storefront door and hardware complying with accessibility clearances. | current code violation | |
| Exterminate pest infestations and provide complete assessment implementation for pest control. | current code violation | Unit 2S |
| Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches. | current code violation | |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | current code violation | Assumes 78 windows |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | current code violation | |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | current code violation | Assume 6 per Unit |
| Remove and replace existing Romex/unapproved cable/flex conduit with codeworthy wiring. | current code violation | Secure conduit |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | current code violation | Assume 1 per corridor floor |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | current code violation | Allowance of 4 per unit |
| Repair/replace or install electrical receptacles and switches & wiring. | current code violation | Install trim plates |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Replace corrugated waste at Unit 2C kitchen |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement doors |
| Porch repair - Structural Engineer to review existing conditions. | Secondary Repairs | Allowance |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 8 per Unit and 1 per corridor floor |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | Secondary Repairs | Assume 2 per corridor floor |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | Allowance per unit |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 4,155 SF Masonry |
| Repair mortar joints at cornice; Repair cornice | Systematic Repairs | |
| Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer. | Systematic Repairs | Approximately 5 foot per lintel |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Repair/replace missing and damaged glass block. | Systematic Repairs | |

| 444-46 E 50th / 4952-56 S Vincennes Avenue | | |
|--|------------------------|---|
| Portfolio: C | | |
| Repair | Priority | Notes |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | current code violation | Unit 4E |
| Repair/replace coping. Where none exists, add metal coping or flashing w/ drip edge underneath existing limestone cap. | current code violation | Includes Penthouse |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | current code violation | Retag |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor |
| Repair/replace damaged and deflecting stairs, risers, and treads. | Secondary Repairs | Stair is not code compliant - 9" treads too shallow |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 10,000 SF Masonry |
| Tuckpoint, re-roof and replace damaged doors on garages. | Systematic Repairs | |

| 4956-58 S Michigan Avenue | | |
|--|--------------------|--|
| Portfolio: C | | |
| Repair | Priority | Notes |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement doors |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Boilers required to be protected by min 1 hr rated enclosure. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 3 per Unit and 1 per corridor floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 4 per Unit |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | Secondary Repairs | Assume 2 per corridor floor |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per corridor floor |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | Allowance per unit |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | Systematic Repairs | |
| Provide new thermally broken storefront entrance system | Systematic Repairs | |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 11,850 SF Masonry |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | Systematic Repairs | Assumes 152 windows |
| Repair/replace missing and damaged glass block. | Systematic Repairs | |

| 5715-17 S Indiana Avenue | | | |
|--|------------------------|--|--|
| Portfolio: C | | | |
| Repair | Priority | Notes | |
| Provide new 18 GA stainless steel, single basin kitchen sink w/ 2.0 gpm Moen single-handle faucet. ADA height in accessible units | current code violation | \$700 per unit Material and Labor | |
| Provide new Moen 1.5 gpm single-handle faucet at non-accessible dwelling units with new escutcheons at wall and rigid piped supply | current code violation | Furnish and install | |
| 100% new wall-hung lavatories at accessible units w/ Moen 1.5 gpm single-handle faucet at accessible dwelling units with new escutcheons at wall and rigid piped supply | current code violation | Furnish and install | |
| Provide 2.0 gpm Moen shower w/ controls. Provide hand shower on 36" slide bar at accessible units. | current code violation | Furnish and install | |
| 100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout. | current code violation | | |
| Provide new LED lights in existing locations at dwelling units. (All pull chain closet fixtures to be replaced with wall switched - See MEP scope for more information) | current code violation | \$75 Fixture allowance; \$75 for labor; Assuming 10 fixtures per unit | |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | current code violation | Units 1S and 2S | |
| Remove refuse and debris from unit and building (this is a code violation in some buildings.) | current code violation | Abandoned vehicles in rear, flammable items in furnace rooms | |
| Repair water damage at entry ceilings and walls | current code violation | Basement | |
| Provide new fire rated common area doors and frames with lever hardware and closer | current code violation | Basement door | |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | current code violation | water damage, deteriorating | |
| Boilers required to be protected by min 1 hr rated enclosure. | current code violation | | |
| Structural Engineer to review existing structure and foundation/footing conditions. | current code violation | Replace temp jack post in basement | |
| Exterminate pest infestations and provide complete assessment implementation for pest control. | current code violation | Exterminate units; Install rat stopping in basement | |
| Repair/replace fencing. | current code violation | Replace wood fence | |
| Repair/replace Skylights | current code violation | | |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | current code violation | Assume 2 per Unit and 1 per floor per entry | |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | current code violation | Assume 2 per floor per entrance | |
| Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations | current code violation | Allowance | |
| Provide accessible intercom system. Mount 15"-48" above grade. Weatherproof where exposed to the weather. | current code violation | | |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | current code violation | Assume 1 per floor per entrance | |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | current code violation | Allowance of 4 per unit | |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | Close open boxes; secure conduits and boxes; outdoor must be wet rated | |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | current code violation | Allowance per unit | |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Replace copper fitting above meter inlet at basement | |
| Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses. | current code violation | | |
| Replace Domestic Water Heater | current code violation | Supply pans and floor drains under all HWH | |
| Camera scoping of basement sewer lines. (frequent back-ups in some lower units) | current code violation | Repair open sewer | |
| Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab. | current code violation | | |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entrance | |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance | |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | Assume 1 per floor per entrance | |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement | |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 9,200 SF Masonry | |
| Repair mortar joints at cornice; Repair cornice | Systematic Repairs | Assumes 100 LF | |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening | |
| Abate sewage/seepage/leakage in basement and repair source. Further investigation required. | Systematic Repairs | | |

| 63-73 E 69th / 6900-08 S Michigan Ave | | | |
|--|------------------------|---|--|
| Portfolio C | | | |
| Repair | Priority | Notes | |
| Provide fiberglass bath tubs | current code violation | Furnish and install | |
| Repair enamel on existing cast iron tubs. | current code violation | | |
| Provide new LED lights in existing locations at dwelling units. (All pull chain closet fixtures to be replaced with wall switched - See MEP scope for more information) | current code violation | \$75 Fixture allowance; \$75 for labor; Assuming 8 fixtures per unit | |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | current code violation | Assumes 50 SF per unit | |
| Remove refuse and debris from unit and building (this is a code violation in some buildings.) | current code violation | Rear Porches | |
| Provide new secure entry gate. Gate to be ADA compliant where applicable. | current code violation | Rear Gate | |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | current code violation | Repair ceiling + fire caulk around all penetrations | |
| Structural Engineer to review existing structure and foundation/footing conditions. | current code violation | Floor pitched/dipping - unit 1-65 | |
| Tuckpoint/repair masonry | current code violation | Assumes 27,000 SF Masonry | |
| Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer. | current code violation | Approximately 5 foot per lintel | |
| Repair/replace fencing. | current code violation | Fence over 5' - requires permit or removal | |
| Replace missing and damaged window screens. | current code violation | Assumes 150 windows | |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | current code violation | Assume 1 per floor per entry | |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | current code violation | Assume 2 per corridor floor | |
| Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations | current code violation | Allowance | |
| Provide accessible intercom system. Mount 15"-48" above grade. Weatherproof where exposed to the weather. | current code violation | | |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | current code violation | Assume 1 per corridor floor | |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | current code violation | Allowance of 4 per unit | |
| Repair/replace or install electrical receptacles and switches & wiring. | current code violation | Assume 20 per unit | |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | | |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | current code violation | Allowance per unit | |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Assumes 2 dysfunctional fixtures per unit | |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entrance | |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement doors | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance | |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 2 per Unit and 1 per floor | |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement | |
| Sand and refinish existing hardwood floors throughout. Provide transitions to adjacent flooring surfaces if not flush with hardwood. | Systematic Repairs | Hardwood found under carpet. Assuming 900 SF per unit of living space; Labor and Material (\$4) | |
| Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation. | Systematic Repairs | Assuming 310 SF per unit of living space; Labor and Material (\$4) | |
| Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units. | Systematic Repairs | | |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening | |

| 6605-07 S Greenwood Ave. | | |
|--|------------------------|---|
| Portfolio: C | | |
| Repair | Priority | Notes |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | current code violation | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | current code violation | Allowance |
| Structural Engineer to review existing structure and foundation/footing conditions. | current code violation | Main support beam altered, rusted |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | current code violation | Assumes 75 windows |
| Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide. | current code violation | Front Elevation |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | current code violation | Assume 1 per floor per entrance |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | current code violation | Allowance of 4 per unit |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | Support cables, provide working panels, repair security cable |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | North Basement Elevation |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entrance |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 2 per Unit and 1 per floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | Assume 1 per floor per entrance |
| Remove and replace existing Romex/unapproved cable/flex conduit with codeworthy wiring. | Secondary Repairs | Fix exposed wiring in basement |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Unsure of breaker location |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | Allowance per unit |
| Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units. | Systematic Repairs | |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 5,500 SF Masonry |
| Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches. | Systematic Repairs | |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Provide matching brick/mortar infill at unused openings on the ground floor. | Systematic Repairs | |
| Repair/replace missing and damaged glass block. | Systematic Repairs | Assumes 8 SF/ glass block opening |

| 6609-11 S Greenwood Avenue | | |
|--|------------------------|--|
| Repair | Priority | Notes |
| Provide protection of underside of wood framed common stairs to comply with code. | current code violation | |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable, 42" guardrails required at open landings. Infill missing/damaged pickets. | current code violation | |
| Provide new thermally broken storefront entrance system | current code violation | |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | current code violation | Maintain Fire Separation throughout basement |
| Structural Engineer to review existing structure and foundation/footing conditions. | current code violation | Improperly notched joists |
| Tuckpoint/repair masonry | current code violation | Assumes 5,500 SF Masonry - Step Fractures |
| Porch repair - Structural Engineer to review existing conditions. | current code violation | Allowance |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | current code violation | Assume 2 per Unit and 1 per floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | current code violation | Assume 1 per floor per entrance |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | current code violation | Assume 2 per floor per entrance |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPV with battery back up and emergency battery lights in common areas to replace old fixtures. | current code violation | Assume 1 per floor per entrance |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | current code violation | Allowance of 4 per unit |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | |
| Replace Furnace; reconnect any open ducts | current code violation | Provide fire separation throughout basement at all duct penetrations |
| Abate sewage/seepage/leakage in basement and repair source. Further investigation required. | current code violation | Basement |
| Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab. | current code violation | Basement |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entrance |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Units - Clearances |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | Allowance per unit |
| Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units. | Systematic Repairs | |
| Provide and install new moisture-resistant painted MDF wood sills at windows, Extira or equal. Provide scarf joint 16" up jamb from sill with new framing and drywall | Systematic Repairs | Assumes 69 windows |
| Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches. | Systematic Repairs | |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Provide matching brick/mortar infill at unused openings on the ground floor. | Systematic Repairs | |

| 6800-02 S Clyde Avenue | | |
|--|------------------------|---|
| Repair | Priority | Notes |
| Porch repair - Structural Engineer to review existing conditions. | current code violation | Allowance |
| Provide matching brick/mortar infill at unused openings on the ground floor. | current code violation | Assumes 8 SF each |
| Repair/replace fencing. | current code violation | Wood Fence over 5' tall - remove or obtain permit |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | service conductors |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Handle and Vacuum breaker - Hose Bib |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Remove existing security bars / burglar gates on unit doors. | Secondary Repairs | |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Boilers required to be protected by min 1 hr rated enclosure. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 3 per Unit and 1 per corridor floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | Assume 1 per floor per entry |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 3 per Unit |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | Secondary Repairs | Assume 2 per corridor floor |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per floor per entry |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 11,100 SF Masonry |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | Systematic Repairs | Assumes 231 windows |
| Repair/replace missing and damaged glass block. | Systematic Repairs | Assumes 15 Glass Block windows, 8 SF ea |

| 734-36 E 95th Street | | |
|--|------------------------|---|
| Portfolio C | | |
| Repair | Priority | Notes |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | current code violation | Unit 1W and Basement |
| Remove refuse and debris from unit and building (this is a code violation in some buildings.) | current code violation | Mechanical areas, Abandoned car, Basement |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | current code violation | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | current code violation | Breaches in fire separation |
| Structural Engineer to review existing structure and foundation/footing conditions. | current code violation | Basement columns |
| Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer. | current code violation | Approximately 5 foot per lintel |
| Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches. | current code violation | |
| Porch repair - Structural Engineer to review existing conditions. | current code violation | Old components. Posts improperly notched |
| Provide matching brick/mortar infill at unused openings on the ground floor. | current code violation | |
| Repair concrete/stone entry stoop/steps as needed. | current code violation | Rear Stair Starter step |
| Repair/install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide. | current code violation | Install at Rear Basement Entry |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | current code violation | Assume 3 per Unit and 1 per corridor floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | current code violation | Assumes 1 per floor per entrance |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | current code violation | Assume 2 per floor + 4 for basement |
| Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations | current code violation | Remove defective lighting and install new |
| Remove and replace existing Romex/unapproved cable/flex conduit with codeworthy wiring. | current code violation | Wiring at Exterior Lighting: Grounding conductor improperly connected |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | current code violation | Assume 1 per floor |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | current code violation | Allowance of 4 per unit |
| Repair/replace or install electrical receptacles and switches & wiring. | current code violation | |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | Remove/repair defective Armored Cable - Ensure ground |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | current code violation | Allowance per unit |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Replace Basement HWH piping - permit req |
| Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses. | current code violation | |
| Replace Furnace; reconnect any open ducts | current code violation | Unit 3W Repair heat - no space heaters |
| Replace Domestic Water Heater | current code violation | (6) 30 Gallon Provide water pans and floor drains throughout |
| Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab. | current code violation | |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement door |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 3 per Unit |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement |
| Prime and paint all interior walls, ceilings, doors, and trim to remain in units. 100% no-VOC finishes. 1 color. | Systematic Repairs | |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 4,400 SF Masonry |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening - not at replaced windows |
| Repair/replace missing and damaged glass block. | Systematic Repairs | Assuming 2 windows 8 SF/ea |

| 8056 S Ellis Avenue | | |
|--|------------------------|---|
| Portfolio: C | | |
| Repair | Priority | Notes |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | current code violation | |
| Provide new thermally broken storefront entrance system | current code violation | |
| Replace missing and damaged window screens. | current code violation | Assumes 160 windows |
| Keep units vacant and secure building. | current code violation | Basement |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | current code violation | Assume 1 per floor per entrance |
| Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations | current code violation | Rear Porches |
| Repair/replace or install electrical receptacles and switches & wiring. | current code violation | Assumes 24 outlets per unit & obtain permit |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | Remove Defective/unused armored cable |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Sillcock Hose Connection |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Boilers required to be protected by min 1 hr rated enclosure. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Provide matching brick/mortar infill at unused openings on the ground floor. | Secondary Repairs | |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 3 per Unit and 1 per corridor floor |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | Secondary Repairs | Assume 1 per floor per entrance |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 3 per unit |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 8,700 SF Masonry |
| Repair mortar joints at cornice; Repair cornice | Systematic Repairs | |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |

| 8100 S Evans Avenue / 725-715 W 81st Street | | |
|--|------------------------|--|
| Portfolio: C | | |
| Repair | Priority | Notes |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | current code violation | |
| Provide new thermally broken storefront entrance system | current code violation | |
| Exterminate pest infestations and provide complete assessment implementation for pest control. | current code violation | |
| Repair concrete walkways at grade at entry as needed for accessible path. | current code violation | |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | current code violation | Assume 2 per Unit and 1 per corridor floor |
| Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations | current code violation | Porch Area |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | current code violation | Assume 1 per floor per entrance |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | current code violation | Replace Kitchen Corrugated Tube, Flex supplies |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entrance |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | Water leak above boiler |
| Boilers required to be protected by min 1 hr rated enclosure. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | Secondary Repairs | Assume 1 per floor per entrance |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 3 per Unit |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 3 per unit |
| Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab. | Secondary Repairs | |
| Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation. | Systematic Repairs | Assuming 120 SF per unit of living space; Labor and Material (\$4) |
| Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units. | Systematic Repairs | |
| Repair enamel on existing cast iron tubs. | Systematic Repairs | |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | Systematic Repairs | Assumes 75 SF per unit |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 12,800 SF Masonry |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Repair concrete/stone entry stoop/steps as needed. | Systematic Repairs | Basement stair |

| 8200 S Evans Avenue | | |
|--|------------------------|--|
| Repair | Priority | Notes |
| New 4x4 ceramic tile tub surround to 7'-0" AFF, 2 colors. American Olean Bright/Matte. Replace damaged greenboard substrate as needed. | current code violation | 2nd Floor |
| Remove refuse and debris from unit and building (this is a code violation in some buildings.) | current code violation | |
| Repair/replace damaged and deflecting stairs, risers, and treads. | current code violation | |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | current code violation | |
| Exterminate pest infestations and provide complete assessment implementation for pest control. | current code violation | |
| Tuckpoint/repair masonry | current code violation | Assumes 12,800 SF Masonry |
| Repair mortar joints at cornice; Repair cornice | current code violation | |
| Sill repair and cleaning | current code violation | Approximately 3 foot per sill |
| Repair/replace fencing. | current code violation | Fence over 5' tall |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | current code violation | Assume 2 per Unit and 1 per floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | current code violation | Assume 1 per floor per entrance |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | current code violation | Assume 1 per floor per entrance |
| Repair/replace or install electrical receptacles and switches & wiring. | current code violation | Allowance of 20 per unit |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | current code violation | Allowance per unit |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Replace plastic water supply; replace corrugated tubing with rigid |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entrance |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Boilers required to be protected by min 1 hr rated enclosure. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Post ownership signage on exterior of building. Post "no loitering" signage on exterior. | Secondary Repairs | |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units. | Systematic Repairs | |
| Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches. | Systematic Repairs | |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | Systematic Repairs | Assumes 215 windows |

| 9032-34 S Dauphin Avenue | | |
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| Repair | Priority | Notes |
| Sand and refinish existing hardwood floors throughout. Provide transitions to adjacent flooring surfaces if not flush with hardwood. | current code violation | Assuming 460 SF per unit of space; Labor and Material (\$4) Unit 2N |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | current code violation | 2N |
| Provide protection of underside of wood framed common stairs to comply with code. | current code violation | |
| Provide new thermally broken storefront entrance system | current code violation | |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | current code violation | Ceiling - Exposed Joist |
| Structural Engineer to review existing structure and foundation/footing conditions. | current code violation | Joist Over-Notched |
| Exterminate pest infestations and provide complete assessment implementation for pest control. | current code violation | |
| Facade Examination | current code violation | A+E - Rear at Porches |
| Tuckpoint/repair masonry | current code violation | Assumes 6,100 SF Masonry |
| Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer. | current code violation | Approximately 5 foot per lintel |
| Sill repair and cleaning | current code violation | Approximately 3 foot per sill |
| Repair/replace fencing. | current code violation | Chain Link - Fence over 5' |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | current code violation | Assumes 59 windows |
| Repair/replace gutters/scuppers and downspouts. | current code violation | |
| Install/recharge Grade 2A Fire Extinguishers in common area hallways. | current code violation | |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | current code violation | Assume 1 per corridor floor |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Replace PVC with metal on HWHs, leak at relief valves |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entrance |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement doors |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | Secondary Repairs | Assume 3 per Unit and 1 per floor |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 3 per unit |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | Secondary Repairs | Allowance per unit |
| Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab. | Secondary Repairs | |
| Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units. | Systematic Repairs | |
| Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches. | Systematic Repairs | |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Repair/replace missing and damaged glass block. | Systematic Repairs | Assumes 5 SF per opening |

| 9300 S Bishop Street | | |
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| Portfolio: C | | |
| Repair | Priority | Notes |
| Repair/replace significant damage to existing gypsum board and flooring due to water damage | current code violation | Assuming 100 SF per unit |
| Provide new thermally broken storefront entrance system | current code violation | |
| Exterminate pest infestations and provide complete assessment implementation for pest control. | current code violation | |
| Tuckpoint/repair masonry | current code violation | Assumes 4,650 SF Masonry |
| Provide matching brick/mortar infill at unused openings on the ground floor. | current code violation | |
| Post ownership signage on exterior of building. Post "no loitering" signage on exterior. | current code violation | |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | current code violation | Assume 5 per Unit and 1 per corridor floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | current code violation | |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | current code violation | Assume 2 per floor per entrance |
| Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations | current code violation | Allowance |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | current code violation | Assume 1 per floor per entrance |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | Grounding; secure conduit and boxes/pipe; remove exposed wiring |
| Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable | current code violation | Allowance per unit |
| Repair/replace existing dysfunctional plumbing & leaky connections. | current code violation | Repair hot water pressure |
| Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab. | current code violation | |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entrance |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Basement door |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Boilers required to be protected by min 1 hr rated enclosure. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance |
| Convert all pull-chain fixtures to toggle switch with enclosed lamps. | Secondary Repairs | Assume 4 per Unit |
| Relocate electric breaker panel access to comply with clearances and accessibility. | Secondary Repairs | Located in Basement |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units. | Systematic Repairs | Fridges Missing |
| Provide and install new moisture-resistant painted MDF wood sills at windows, Extra or equal. Provide scarf joint 16" up jamb from sill with new framing and drywall | Systematic Repairs | Assumes 184 windows |
| Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches. | Systematic Repairs | |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening - not at replaced windows |
| Replace windows w/ new thermally-broken vinyl windows meeting CBC and energy code requirements. | Systematic Repairs | Assumes 10 Replacement windows |
| Replace broken window pane w/ new IGU complying with current energy code and CBC requirements. | Systematic Repairs | Multiple broken windows |
| Flush radiators, install new traps. Repair if necessary. | Systematic Repairs | Leakage |
| Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses. | Systematic Repairs | |

| 9942 S Walden Parkway | | |
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| Portfolio: C | | |
| Repair | Priority | Notes |
| Remove refuse and debris from unit and building (this is a code violation in some buildings.) | current code violation | Remove from Units and Hallways |
| Provide new thermally broken storefront entrance system | current code violation | |
| Repair concrete walkways at grade at entry as needed for accessible path. | current code violation | north and south walks |
| Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors. | current code violation | Assume 3 per Unit and 1 per corridor floor |
| Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways. | current code violation | Assume 1 per floor |
| Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures. | current code violation | Assume 1 per floor + Entry |
| Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes. | current code violation | Service Conductors, - Panel, Sparks on Outlets |
| Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect. | Secondary Repairs | Allowance per floor per entrance |
| Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker. | Secondary Repairs | |
| Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets. | Secondary Repairs | front and back entries |
| Provide new fire rated common area doors and frames with lever hardware and closer | Secondary Repairs | Rear, Boiler and Janitor Doors |
| Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas. | Secondary Repairs | |
| Boilers required to be protected by min 1 hr rated enclosure. | Secondary Repairs | |
| Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps. | Secondary Repairs | Allowance - might have to be relocated |
| Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides | Secondary Repairs | Assume 2 per floor/entry |
| Provide GFCI receptacles in apartment kitchens/baths as needed. | Secondary Repairs | Allowance of 4 per unit |
| Tuckpoint/repair masonry | Systematic Repairs | Assumes 10,000 SF Masonry |
| Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer. | Systematic Repairs | Approximately 4 foot per lintel |
| Scrape existing sealant and replace with new sealant and break tape at window and door openings. | Systematic Repairs | Approximately 16 LF per opening |
| Repair/replace missing and damaged glass block. | Systematic Repairs | Assumes 8 SF/ glass block opening |
| Repair/replace or install electrical receptacles and switches & wiring. | Systematic Repairs | Allowance 24/unit |